



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

SUBDIVISION REVIEW BOARD

"Making a Difference"

MEETING DATE July 18, 2005	CONTACT/PHONE Marsha Lee (805) 788-2008	APPLICANT Evenson	FILE NO. CO 04-0274 SUB2004-00145				
SUBJECT Proposal by Donna Evenson for a Vesting Tentative Parcel Map to subdivide an existing 10.59 acre parcel into four parcels of 2.50, 2.60, 2.50, and 2.99 acres each. The project includes a request for adjustments to the road standards for Corbett Canyon Road. The project is located at 1640 Oak Hill Road, approximately 200 feet south of the intersection of Bager Canyon and Corbett Canyon Roads, east of the City of Arroyo Grande in the San Luis Bay (Inland) planning area.							
RECOMMENDED ACTION 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Vesting Tentative Parcel Map CO 03-0455 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.							
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration ED04-374 (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on May 12, 2005 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Geology and Soils, Cultural Resources, Public Services and Utilities, Recreation, Water and Wastewater and Land Use and are included as conditions of approval.							
LAND USE CATEGORY Residential Suburban	COMBINING DESIGNATION Flood Hazard	ASSESSOR PARCEL NUMBER 044-332-018	SUPERVISOR DISTRICT(S) ① ② ③ ④ ⑤ All				
PLANNING AREA STANDARDS: 22.106.030(B) - Arroyo Grande Fringe Area Standards - Residential Suburban							
EXISTING USES: Barn, Shop, Residence, Granny unit, Grainery, Corn Crib, Avocado Orchard							
SURROUNDING LAND USE CATEGORIES AND USES: <table style="width: 100%; border: none;"><tr><td style="width: 50%; vertical-align: top;"><i>North:</i> Residential Suburban/Scattered Residences</td><td style="width: 50%; vertical-align: top;"><i>East:</i> Residential Suburban/Scattered residences</td></tr><tr><td style="vertical-align: top;"><i>South:</i> Residential Suburban/Scattered Residences</td><td style="vertical-align: top;"><i>West:</i> Residential Suburban/Scattered Residences</td></tr></table>				<i>North:</i> Residential Suburban/Scattered Residences	<i>East:</i> Residential Suburban/Scattered residences	<i>South:</i> Residential Suburban/Scattered Residences	<i>West:</i> Residential Suburban/Scattered Residences
<i>North:</i> Residential Suburban/Scattered Residences	<i>East:</i> Residential Suburban/Scattered residences						
<i>South:</i> Residential Suburban/Scattered Residences	<i>West:</i> Residential Suburban/Scattered Residences						
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, County Parks, CDF, APCD							
TOPOGRAPHY: Moderately to steeply sloping		VEGETATION: Grasses, forbs, oaks, pines, avocados					
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF		ACCEPTANCE DATE: February 10, 2005					

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:
COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242

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ORDINANCE COMPLIANCE:

Minimum Parcel Size

Section 22.22.070 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Suburban land use category. The standards are based on the topography of the site and the type of water supply and sewage disposal. Minimum parcel size is based on the largest parcel size as calculated by tests. The proposed parcels meet all requirements for 2.5 acre parcels as follows:

TEST	STANDARD	MINIMUM PARCEL SIZE
Slope	Average slope is between 0 and 30%	2.5 acres
Water Supply and Sewage Disposal	On-site well On-site septic	2.5 acres

Note: Minimum parcel size is 2.50 acre gross / 2.38 acres net. This meets the 10% or 2.25 acres net.

Quimby Fees

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

Affordable Housing Fees

County Ordinance 2529 establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

Design Standards - Road exception request for Corbett Canyon Road

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

Oak Hill Road: The proposed project does not necessitate improvements to Oak Hill Road because the road is currently built to County standards by the previous subdivision to the north and additional traffic generated by the proposed project does not require improvements.

Corbett Canyon Road: Findings are made for the road standards exception request.

PLANNING AREA STANDARDS:

22.106.030(B) - Arroyo Grande Fringe Planning Area Standards - Residential Suburban: This section puts a limitation on the uses allowed in the Residential Suburban land use category as well as requiring that adequate information be provided to the Environmental Health Department regarding water supply and accommodation of an individual septic system prior to acceptance of an application as complete. As proposed, the project meets these standards.

STAFF COMMENTS:

Biological Resources - A Botanical survey was conducted on May 18, 2004 and report dated by Malcolm McLeod on June 25, 2004. No Rare and endangered plant species were present. The oaks on site represent a sensitive vegetation type and have been conditioned to preserve.

Construction activity shall not occur within 25 feet of the dripline of an coast live oak. Impacts to the oaks shall be mitigated at a two to one for impacted and four to one for each removed.

Cultural Resources - A Phase I Archaeological Surface Survey at 1604 Oak Hill Road, Arroyo Grande, San Luis Obispo County, California was prepared by Heritage Discoveries Inc., dated January 4, 2005. The archaeological surface survey produced mixed results for the presence of cultural resources. A series of 19th century trash dumps are located on the banks and within a seasonal stream corridor. These areas will be preserved by setbacks during future development.

Historic Resources: A number of stone dams were built in the 1930's down this drainage. These structures are the subject of a separate historical resources study, Civilian Conservation Corps Erosion Control Dams at 1640 Oak Hill Road, Corbett Canyon, Arroyo Grande, California, prepared by Heritage Discoveries Inc., dated January 12, 2005. Report recommendations included 1.) Each of the 13 civilian Conservation Corps structures should be preserved and a 20 foot setback made for each structure to ensure preservation; 2.) Archaeologist review development proposals for each of the lots to ensure historic resources are preserved and not impacted by residential construction or related activities; 3.) Archaeologist review engineering plans for improvements to Oak Hill Road to ensure preservation of Feature #13 erosion control dam. If avoidance of the historic resource is not possible, then an archaeologist must develop mitigation plans for full recording and documentation of the structure before it is impacted by road or drainage improvements. 4.) An archaeologist shall prepare a cultural resource monitoring plan and shall monitor construction activities within fifty feet on either side of the Feature #13 erosion control dam located in the Oak Hill Road Corridor.

Aesthetics:

The subject property is moderately to steeply sloping. It is visible from Corbett Canyon Road. The existing site vegetation is predominately avocado trees and oak woodland trees, with grassland areas close to Corbett Canyon Road. The surrounding development can be characterized as suburban ranchette development with typical lots of 2.5 to 5 acres each with residences, sometimes including non-commercial farm or livestock activities.

As proposed, the project would result in residential development of four parcels, potentially including residences, secondary units and access driveways. The project proposes removal of some of the avocado groves, which are in the central and eastern portions of the property. Future development of Parcels 2, 3, and 4 are screen by existing oaks and avocado trees. All oaks will be retained on the property and avocado trees preserved as much as possible. The vegetation would screen future development from Corbett Canyon Road. Development on parcel 1 is of special concern due to the location adjacent to Corbett Canyon Road and the fact that existing vegetation is predominately grassland.

In order to lessen the visual impacts associated with development of the proposed parcel 1, the following mitigation measures have been agreed to by the applicant (see attached Developer's Statement) and will become conditions of approval for the project: 1) Providing a 100 to 120 foot setback / landscape easement (approximately above the 240 foot contour line, as shown on the vesting tentative parcel map) on all applicable construction plans, which is intended to a) retain existing large shrubs and b) provide for additional landscaping, as needed, to provide for at least a 50% screening of structures as seen from Corbett Canyon Road, to be achieved within 5 years of landscape planting, c) minimizing the structure massing of new development, d) include only down facing and shielded exterior lighting, e) providing muted colors for new development. Incorporation of these measures will reduce impacts to less than significant.

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AGENCY REVIEW:

Public Works - Supports with conditions

Environmental Health - preliminary evidence of water; borings and perc testing for parcels prior to recordation. Stock conditions for individual well and septic tanks

County Parks - Quimby and Building Division fees

CDF - See attached fire safety plan-water storage tank

APCD - Inconsistent with Clean Air Plan for cumulative effects; construction and operation conditions

City of Arroyo Grande - Neither for nor against project proposal

RWQCB - on-site systems must comply with siting and design criteria in Basin Plan.

LEGAL LOT STATUS:

The one lot was legally created by a recorded map at a time when that was a legal method of creating lots.

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FINDINGS - EXHIBIT A
EVENSON VESTING TENTATIVE PARCEL MAP CO 04-0274

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration ED04-374 (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on August 12, 2004, for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Geology and Soils, Public Services and Utilities, Cultural Resources, Recreation, Wastewater, Water and Land Use and are included as conditions of approval.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Suburban land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of single family residences and accessory structures.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support single family residences and accessory structures.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because mitigation measures contained in the Negative Declaration will reduce impacts of development to levels of insignificance.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

Adjustment to road standard

The following findings are made for the adjustment request to the requirements of the standard improvement specifications and drawings:

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- J. There are special circumstances or conditions affecting the property being subdivided because the adjustment would preserve the riparian habitat, located adjacent to Corbett Canyon Road;
- K. The granting of the adjustment will not be detrimental to the traffic circulation system, the public utility and storm drain systems, or vehicular or pedestrian safety because the existing conditions are satisfactory and the road section meets CDF requirements;
- L. The granting of the adjustment will not result in any unreasonable costs in the maintenance of the improvements by the entity charged with such maintenance responsibility because the existing conditions will not be changed; and,
- M. The granting of the adjustment will not be detrimental to, nor degrade, any portion of the improvement work involved in the subdivision because the existing road section will not interfere with the access driveways or CDF requirements.

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EXHIBIT B
CONDITIONS OF APPROVAL FOR
EVENSON VESTING TENTATIVE PARCEL MAP CO 04-0274 / SUB20004-00145

Approved Project

1. This approval authorizes the division of an existing 10.59 acre parcel into four parcels of Parcel 1- 2.50, Parcel 2- 2.60, Parcel 3- 2.50, and Parcel 4 -2.99 acres each.

Access and Improvements

2. The applicant offer for dedication to the public by certificate on the map or by separate document: For widening purposes 5.2 feet along Oak Hill Road to be described as 25 feet from the recorded centerline. It is desirable to preserve the existing mature cypress trees located in the median and the oak tree located on the south side of Oak Hill Road at the front of Parcel 4.
3. Provide evidence of easement for access driveway to Parcel 1.

Improvement Plans

4. If road widening is necessary, improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Grading and erosion control plan for subdivision related improvement locations.
 - d. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
5. **Prior to approval of improvement plans**, archaeologist shall review engineering plans for improvements to Oak Hill Road to ensure preservation of Feature #13 erosion control dam. If avoidance of the historic resource is not possible, then an archaeologist must develop mitigation plans for full recording and documentation of the structure before it is impacted by road or drainage improvements.
6. **Prior to approval of improvement plans**, an archaeologist shall prepare a cultural resource monitoring plan and shall monitor construction activities within fifty feet on either side of the Feature #13 erosion control dam located in the Oak Hill Road Corridor.
7. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
8. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

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Drainage

9. Submit complete drainage calculations to the Department of Public Works for review and approval.
10. If calculations so indicate, drainage must be detained in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards.
11. If a drainage basin is required, the drainage basin along with rights of ingress and egress be:
 - a. Offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.
12. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

Wastewater Disposal and Water

13. **Prior to recordation**, the applicant shall submit comprehensive soil testing results to ensure adequate filtering and depth to bedrock.
14. **Prior to recordation**, the applicant shall submit comprehensive water data including all water well logs, pump tests, and complete water analysis for all wells to be used by the parcel map to the County Department of Environmental Health for review and approval. A full size exhibit showing all well locations, septic systems, and easements shall also be submitted.

Utilities

15. Electric and telephone lines shall be installed underground.

Fire Protection

16. The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map per the CDF letter dated April 5, 2004.

Parks and Recreation (Quimby) Fees

17. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

Affordable Housing Fee

18. Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

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Additional Map Sheet

19. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:

Visual/Aesthetics

- a. Prior to issuance of construction permits, in order to lessen the visual impacts associated with development of the proposed parcel 1, the site plan shall show all structures located out of the 100 to 120 foot setback (approximately above the 240 foot contour line, as shown on the Vesting Tentative Parcel Map.
- b. In order to lessen the visual impacts associated with development of the all parcels a) provide for additional landscaping, as needed, to provide for at least a 50% screening of structures as seen from Corbett Canyon Road, to be achieved within 5 years of landscape planting, c) minimize the structure massing of new development, and d) include only down facing and shielded exterior lighting, e) provide muted colors for new development.

Archaeology

- c. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - 1). Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - 2). In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Historical Resources

- d. **Prior to issuance of construction permits on any lot**, each of the 13 civilian Conservation Corps structures should be preserved and a 20 foot setback made for each structure to ensure preservation;
- e. **Prior to issuance of construction permits on any lot**, archaeologist shall review development proposals for each of the lots to ensure historic resources are preserved and not impacted by residential construction or related activities;
- f. **Prior to issuance of construction permits**, an archaeologist shall prepare a cultural resource monitoring plan and shall monitor construction activities within fifty feet on either side of the Feature #13 erosion control dam located in the Oak Hill Road Corridor.
- g. Archaeologist review engineering plans for improvements to Oak Hill Road to ensure preservation of Feature #13 erosion control dam. If avoidance of the historic resource is not possible, then an archaeologist must develop mitigation plans for full recording and documentation of the structure before it is impacted by proposed engineering improvements.

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Biological Resources

- h. The oaks on site represent a sensitive vegetation type and have been conditioned to preserve. Construction activity shall not occur within 25 feet of the dripline of an coast live oak. Impacts to the oaks shall be mitigated at a two to one for impacted and four to one for each removed.
- i. A construction control line (outside of 25 feet of the dripline of a coast live oak) located on Parcels 1, 2, 3, and 4 (see Vesting Tentative Parcel Map). Future development on Parcels 1, 2, 3, and 4 shall be limited to outside of the construction control line. Removal of the scattered coast live oak trees within the buildable area shall be avoided. If avoidance is not possible, each tree removed shall be replaced with four oak trees that will be caged from browsing and burrowing animals and watered and weeded until successfully established. **At the time of application for construction permits**, the applicant shall clearly delineate the approved building site on the project plans.
- J. Future development on parcel 1, 2, 3, and 4 shall avoid removal of oak trees. c. If avoidance is not possible, each tree removed shall be replaced with four oak trees that will be caged from browsing and burrowing animals and watered and weeded until successfully established. **At the time of application for construction permits**, the applicant shall clearly delineate the approved building site on the project plans.
- k. **Prior to development of Parcel 1**, limits of construction disturbance for access driveway from Corbett Canyon Road shall be flagged to avoid disturbance of any existing riparian vegetation, and verified by County Planning and Building Department. Construction shall not impact riparian vegetation.
- l. **Prior to issuance of a building permit**, if soil data shows that a standard septic system is not appropriate for the project site, the applicant shall submit county-approved plans for an engineered wastewater system.
- m. Show the location of the required water tank on the second sheet.
- n. The limits of inundation from a 100 year storm over Parcel 1 from the unnamed creek shall be shown on the additional map and note the required building restriction in the on the sheet.
- o. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
- p. A notice that no construction permits will be given a final inspection until the fire safety conditions established in the letter dated November 22, 2004 from the California Department of Forestry (CDF)/County Fire Department are completed. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.

Covenants, Conditions and Restrictions

- 20. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
 - a. On-going maintenance of drainage basin/adjacent landscaping in a viable

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condition on a continuing basis into perpetuity, if a drainage basin is required.

- b. Maintenance of all local streets within the subdivision until acceptance by a public agency.
- c. The limits of inundation from a 100 year storm over Parcel 1 from unnamed creek (along Corbett Canyon Road) shall be shown on an exhibit attached to the CC&R's and note the required building restriction in the in the CC&R's.

from Additional Map Sheet

Visual/Aesthetics

- d. Prior to issuance of construction permits, in order to lessen the visual impacts associated with development of the proposed parcel 1, the site plan shall show all structures located out of the 100 to 120 foot setback (approximately above the 235 foot contour line, as shown on the Vesting Tentative Parcel Map.
- e. In order to lessen the visual impacts associated with development of the all parcels a) provide for additional landscaping, as needed, to provide for at least a 50% screening of structures as seen from Corbett Canyon Road, to be achieved within 5 years of landscape planting, c) minimize the structure massing of new development, and d) include only down facing and shielded exterior lighting, e) provide muted colors for new development.

Archaeology

- f. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - 1). Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - 2). In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Historical Resources

- g. **Prior to issuance of construction permits on any lot**, each of the 13 civilian Conservation Corps structures should be preserved and a 20 foot setback made for each structure to ensure preservation;
- h. **Prior to issuance of construction permits on any lot**, archaeologist shall review development proposals for each of the lots to ensure historic resources are preserved and not impacted by residential construction or related activities;
- i. **Prior to issuance of construction permits**, an archaeologist shall prepare a cultural resource monitoring plan and shall monitor construction activities within fifty feet on either side of the Feature #13 erosion control dam located in the Oak Hill Road Corridor.

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- j. Archaeologist review engineering plans for improvements to Oak Hill Road to ensure preservation of Feature #13 erosion control dam. If avoidance of the historic resource is not possible, then an archaeologist must develop mitigation plans for full recording and documentation of the structure before it is impacted by road or drainage improvements.

Biological Resources

- k. The oaks on site represent a sensitive vegetation type and have been conditioned to preserve. Construction activity shall not occur within 25 feet of the dripline of an coast live oak. Impacts to the oaks shall be mitigated at a two to one for impacted and four to one for each removed.
- l. A construction control line (outside of 25 feet of the dripline of a coast live oak) located on Parcels 1, 2, 3, and 4 (see Vesting Tentative Parcel Map). Future development on Parcels 1, 2, 3, and 4 shall be limited to outside of the construction control line. Removal of the scattered coast live oak trees within the buildable area shall be avoided. If avoidance is not possible, each tree removed shall be replaced with four oak trees that will be caged from browsing and burrowing animals and watered and weeded until successfully established. **At the time of application for construction permits**, the applicant shall clearly delineate the approved building site on the project plans.
- m. **Prior to development of Parcel 1**, limits of construction disturbance for access driveway from Corbett Canyon Road shall be flagged to avoid disturbance of any existing riparian vegetation, and verified by County Planning and Building Department. Construction shall not impact riparian vegetation.
- n. **Prior to issuance of a building permit**, if soil data shows that a standard septic system is not appropriate for the project site, the applicant shall submit county-approved plans for an engineered wastewater system.
- o. Show the location of the required water tank on the second sheet.
- p. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
- q. A notice that no construction permits will be given a final inspection until the fire safety conditions established in the letter dated November 22, 2004 from the California Department of Forestry (CDF)/County Fire Department are completed. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.

Miscellaneous

- 21. This subdivision is also subject to the standard conditions of approval for all subdivisions using individual wells and septic tanks, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- 22. A stormwater pollution plan may be necessary from the Regional Water Quality Control Board. Provide evidence that it has been obtained or is unnecessary prior to filing the map.
- 23. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any

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date of possible reconsideration action.

Staff report prepared by Marsha Lee
and reviewed by Kami Griffin, Supervising Planner

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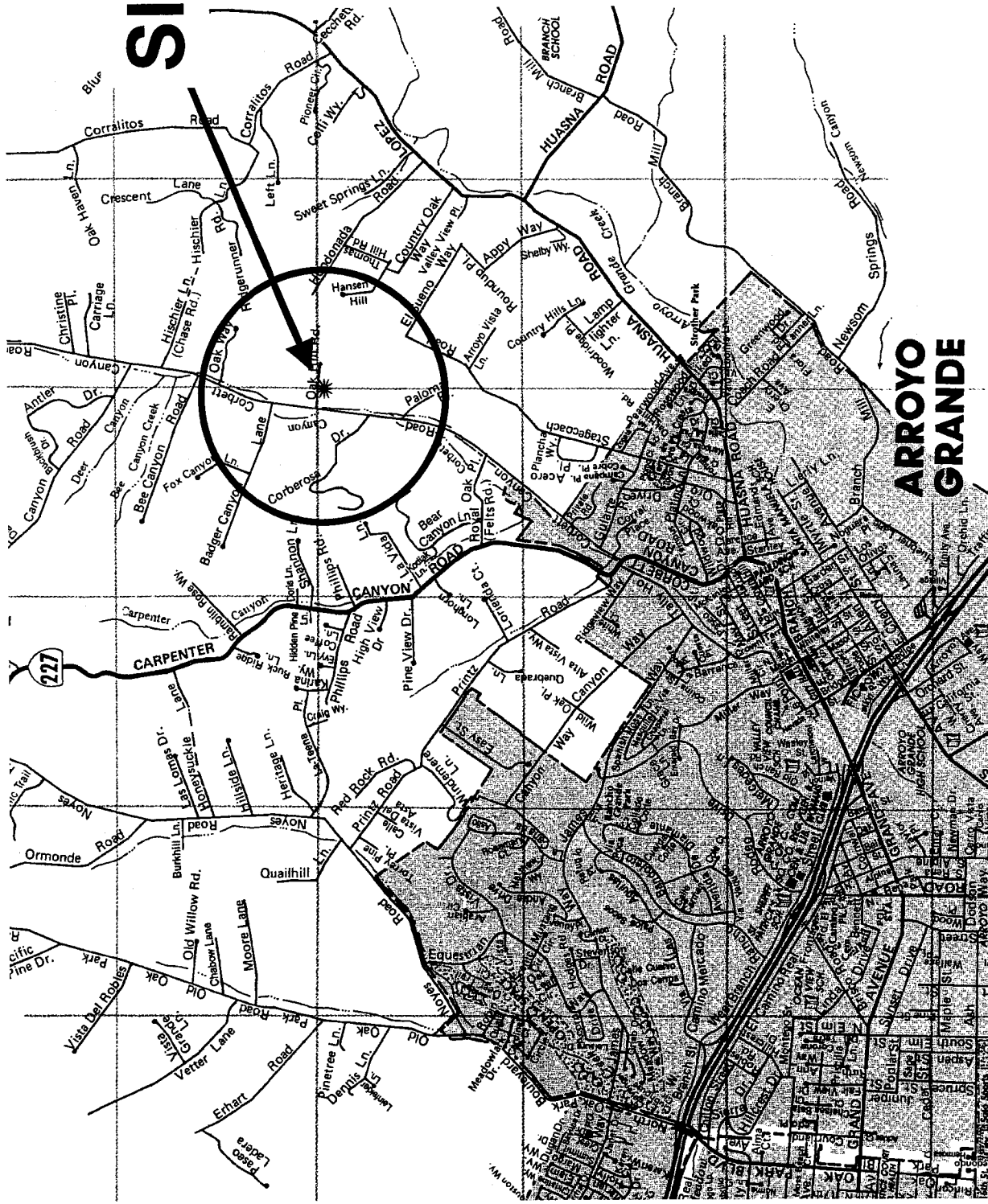
STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS
USING INDIVIDUAL WELLS AND SEPTIC TANKS

1. Each parcel shall have its own private well(s) for a domestic water supply approved by the county Health Department, except as set forth in 2c.
2. Operable water facilities shall exist prior to the filing of the final parcel map. Evidence of adequate and potable water, shall be submitted to the county Health Department, including the following:
 - A. (Potability) A complete on-site chemical analysis shall be submitted for evaluation for each of the parcels created or as required.
 - B. (Adequacy) On individual parcel wells or test holes, a minimum four (4) hour pump test performed by a licensed and bonded well driller or pump testing business shall be submitted for review and approval for each of the new parcels created.
 - C. If the applicant desires purveying water to two (2) or more parcels or an average of 25 or more residents or non-residents (employees, campers, etc.) on a daily basis at least sixty (60) days out of the year, application shall be made to the county Health Department for a domestic water supply permit prior to the filing of the final map. A bond may be used for operable water facilities (except well(s)). Necessary legal agreements, restrictions and registered civil engineer designed plans, in conformance with state and county laws and standards shall be submitted by the applicant and reviewed and approved by county Public Works and the county Health Department, prior to the filing of the final map.
3. On-site systems that are in conformance with the county-approved Central Coast Regional Water Quality Control Board basin plan will be an acceptable method of sewage disposal until community sewers may become available.
4. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek banks, drainage swales or areas subject to inundation.
5. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve multiple parcels or 25 or more individuals at least 60 days out of the year shall be separated by a minimum of two hundred (200) feet from a leachfield, two hundred and fifty (250) feet from seepage pits or dry wells.
6. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the county Planning Department for review and approval prior to the issuance of a building permit. Consultants shall determine geologically stable building sites and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for subsurface sewage disposal.
7. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.

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8. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.
9. Any existing reservoir or drainage swale on the property shall be delineated on the map.
10. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
11. Required public utility easements shall be shown on the map.
12. Approved street names shall be shown on the map.
13. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
14. The developer submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
15. Any private easements on the property shall be shown on the map with recording data.
16. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.
17. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
18. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
19. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

THIS



ARROYO GRANDE

PROJECT

Parcel Map

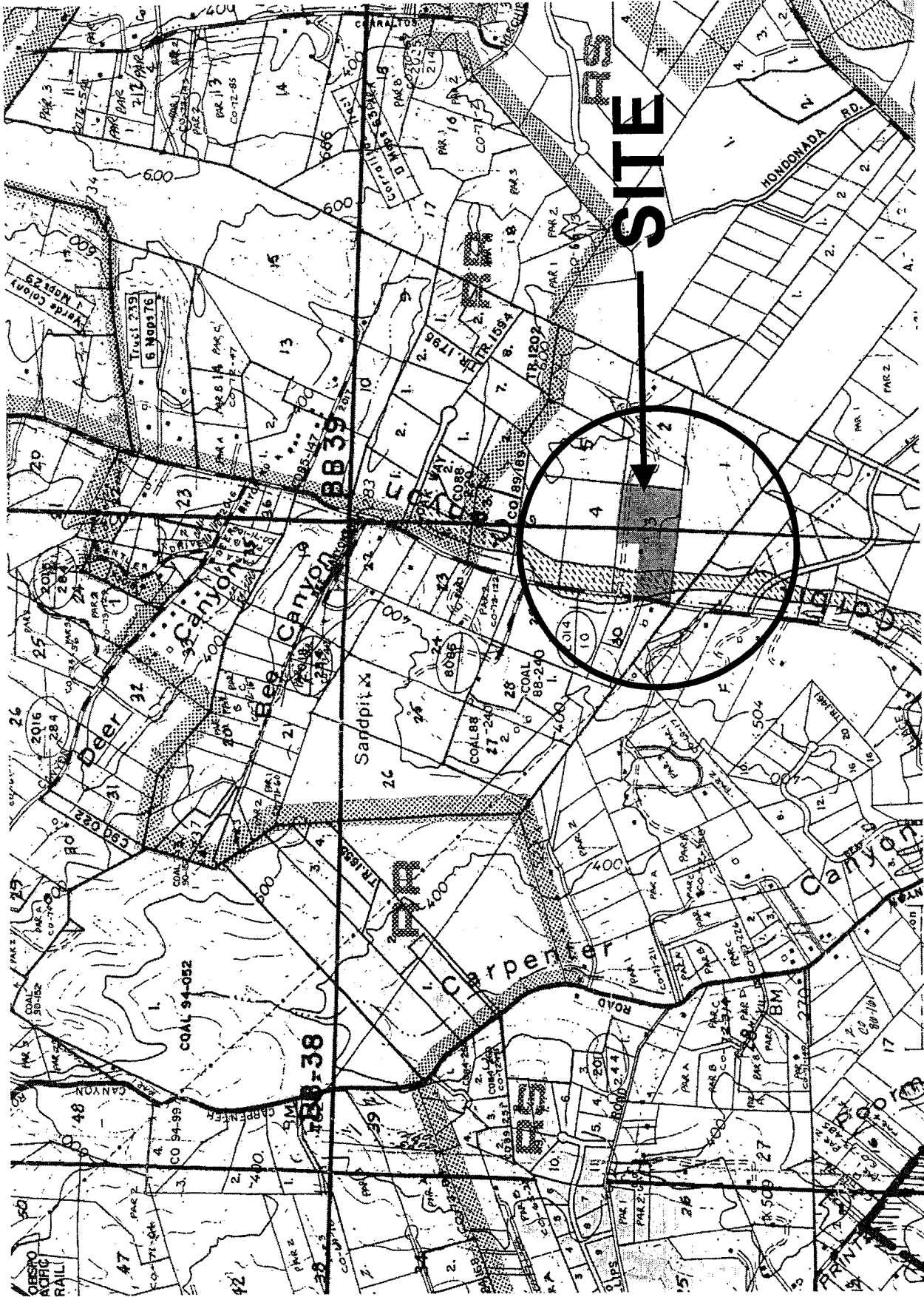
Evenson SUB2004-00145

EXHIBIT

Vicinity Map



1-17



PROJECT

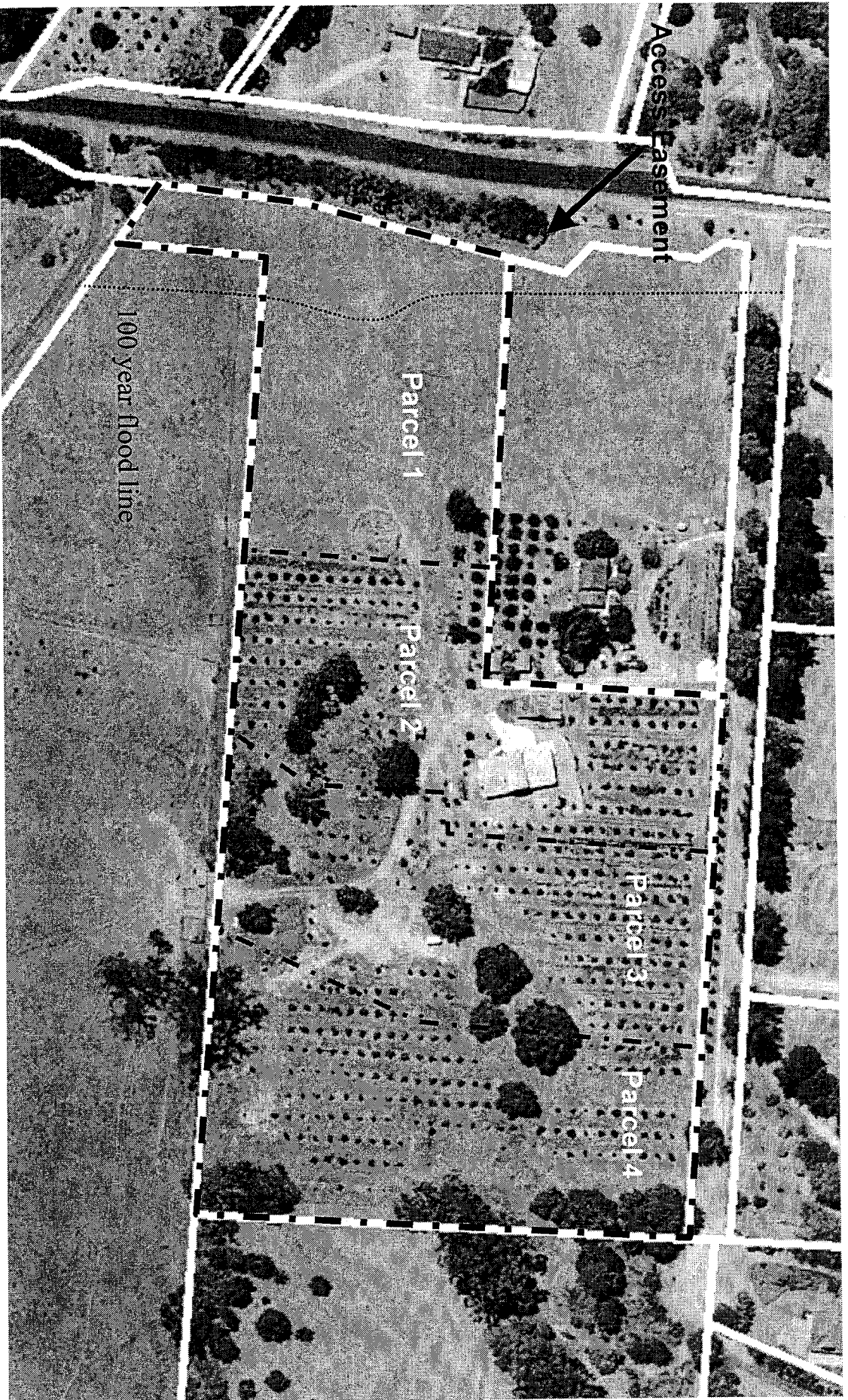
Parcel Map
Evenson SUB2004-00145

EXHIBIT

Land Use Category Map



1-18



PROJECT

Parcel Map
Evenson SUB2004-00145

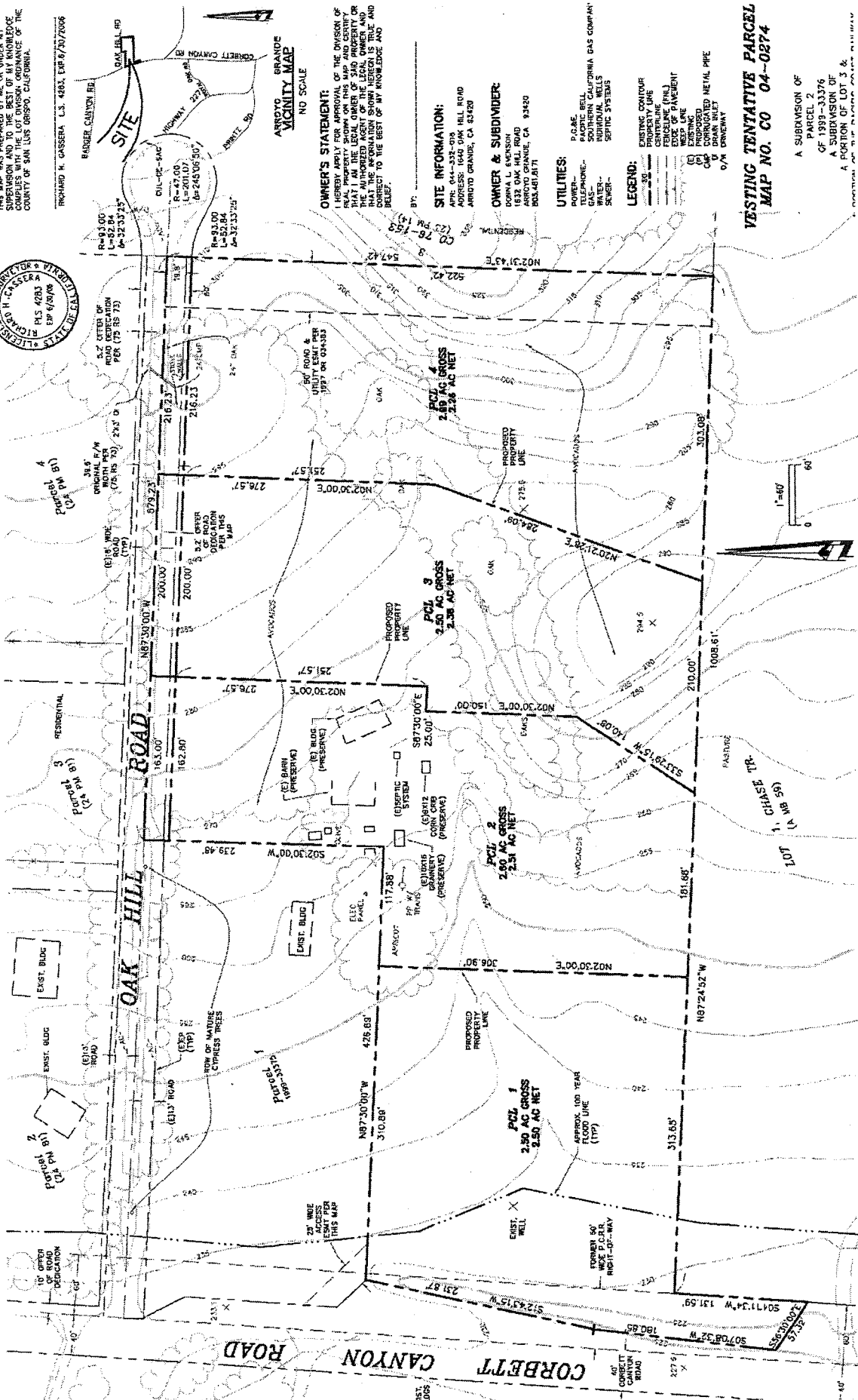


EXHIBIT

Aerial Photo

SURVEYOR'S STATEMENT
THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA.

RICHARD M. CASSELLA L.S. 4484, EXPI. 6/30/2006



EXHIBIT

Parcel Map



PROJECT

Parcel Map
Evenson SUB2004-00145



BP

1-70

11

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

OCT 26 2004

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

10/25/04

FROM

PW

Evenson

FROM:
UB

South Co. Team

(Please direct response to the above)

SUB 2004-00145

Project Name and Number

Development Review Section (Phone: 781-788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNER

PROJECT DESCRIPTION:

CO 04-0274 -> Subdivision of 10.59 acres
into 4 parcels ranging from 2.5 acres to 2.9. Located off
Oak Hill Road, in Arroyo Grande. (2 Corbett Cyn. Rd.)
APN: 144-332-018

Return this letter with your comments attached no later than:

11/9/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NOYES
NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YESNO
YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

RECOMMEND Approval - STUCKS ATTACHED

10 Nov 2004
DateGoodwin
Name5252
Phone



1-21
ML
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING
GENERAL SERVICES

2004 OCT 25 PM 2:00

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

RECEIVED

NOV 24 2004

Planning & Bldg

DATE:

10/25/04 11/23/04

TO:

Parks

FROM:

South Co. Team

(Please direct response to the above)

SUB 2004-00145

Project Name and Number

Development Review Section (Phone: 781-788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNER

PROJECT DESCRIPTION:

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APN: 144-332-018

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11/9/04

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☒

YES

(Please go on to Part II)

☐

NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

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ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒

NO

(Please go on to Part III)

☐

YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Require Quimby fees and applicable Building Division fee.

11/23/04

Date

Jan Di Leo

Name

X 4089

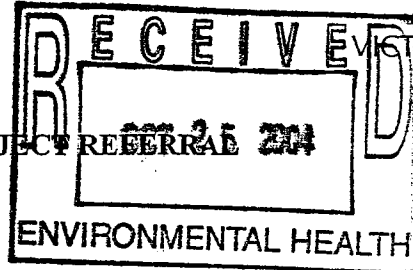
Phone



CO 04-021-T

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

SR 5221
inv 33864



VICTOR HOLANDA, AICP
DIRECTOR

DATE: 10/25/04
TO: Env. Health
FROM: South Co. Team
(Please direct response to the above)

THIS IS A NEW PROJECT REFERRAL

EVENSON

SUB 2004-00145

Project Name and Number

Development Review Section (Phone: 781- 788-2009)

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION: CO 04-0274 -> Subdivision of 10.59 acres
into 4 parcels ranging from 2.5 acres to 2.9. Located off
Oak Hill Road, in Arroyo Grande. (a Corbett Cyn. Rd.)
APN: 144-332-018

Return this letter with your comments attached no later than:

11/9/04

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

 YES (Please go on to Part II)
 NO (Call me ASAP to discuss what else you need. We have only 30 days in which
we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

 NO (Please go on to Part III)
 YES (Please describe impacts, along with recommended mitigation measures to
reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Please see attached letter

11/8/04
Date

Laurie Salo
Name

781-5551
Phone



County of San Luis Obispo • Public Health Department

Environmental Health Services

2156 Sierra Way • P.O. Box 1489

San Luis Obispo, California 93406

(805) 781-5544 • FAX (805) 781-4211

Gregory Thomas, M.D., M.P.H.

County Health Officer

Public Health Director

September 27, 2004

WRD Engineering

592 South 13th Street

Grover Beach, CA 93483

ATTN: CYNTHIA HAYES

RE: TENTATIVE PARCEL MAP CO 04-0274 (Evenson)

SUB 2004-00145

Water Supply

This office is in receipt of satisfactory **preliminary** evidence of water. Please be advised that additional water well documentation will be required for **each** lot prior to approving the map for recordation. Adequate documentation will include the well completion report, the well capacity (pump test) and full water quality testing, not more than five years old, prior to final recordation. Any proposal to share a domestic water well would require consultation with Division staff.

Wastewater Disposal

Individual wastewater disposal systems are considered an acceptable method of disposal, provided County and State installation requirements can be met. Comprehensive soil borings and percolation testing will be required on all vacant parcels prior to map recordation. Please provide a full size exhibit that clearly shows the proposed parcel number, the parcel size and **all existing facilities on each parcel**.

CO 04-0274 is approved for Environmental Health subdivision map processing.

Laurie A. Salo

LAURIE A. SALO, R.E.H.S.

Senior Environmental Health Specialist

Land Use Section

c: Kami Griffin, County Planning
Donna Evenson, Owner



1-24
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

10/25/04

TO:

RWQCB

FROM:

South Co. Team

(Please direct response to the above)

Erenson

BP

SUB 2004-00145

Project Name and Number

Development Review Section (Phone: 781-788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNER

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☐ NO

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☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

On-site systems must comply with siting and design criteria specified in the Water Quality Control Plan, Central Coast Basin (Basin Plan).

11/2/04
Date

Laurel Marks
Name

549-3695
Phone

RECEIVED



1-75
**AIR POLLUTION
CONTROL DISTRICT**
COUNTY OF SAN LUIS OBISPO

DATE: November 2, 2004

TO: South County Team
San Luis Obispo County Department of Planning and Building

FROM: Jan Downs Vidalin *JDV*
San Luis Obispo County Air Pollution Control District

SUBJECT: Evenson Parcel Map, Oak Hill Rd., Arroyo Grande (SUB2004-00145)

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed project located at 1640 Oak Hill Road in Arroyo Grande. The project involves a Parcel Map for a subdivision of 10.59 acres into four parcels ranging in size from 2.50 to 2.99 acres. Existing structures on the property include a shop/granny unit, avocado trees and horse pasture. The property lies outside of the urban reserve line (URL) and is zoned residential suburban (RS). The following are APCD comments that are pertinent to this project.

GENERAL COMMENTS:

This project, like so many others, falls below our emissions significance thresholds and is, therefore, unlikely to trigger a finding of significant air quality impacts requiring mitigation. However, we are very concerned with the cumulative effects resulting from the ongoing fracturing of rural land and increasing residential development in areas far removed from commercial services and employment centers. Such development fosters continued dependency on private auto use as the only viable means of access to essential services and other destinations. This is inconsistent with the land use planning strategies recommended in the Clean Air Plan (CAP), which promote the concept of compact development by directing growth to areas within existing urban and village reserve lines. The CAP recommends that areas outside the urban/village reserve lines be retained as open space, agriculture and very low-density residential development.

The District understands that under the County's Land Use Ordinance parcels, within the Residential Suburban category, can be subdivided to a minimum lot size of one acre unless there is a Planning Area Standard restriction as is the case for this project. We also recognize that there are significant human-interest issues that are difficult to overcome, such as the desire of some applicants to settle estate matters through property splits. However, we believe it is important to emphasize to decision makers that subdivision and future development on these, and similar rural parcels throughout the county allows a pattern of development to continue that is ultimately unsustainable. Such development cumulatively contributes to existing stresses on air quality, circulation and other natural and physical resources and infrastructure that cannot be easily mitigated. We do not support this type of development.

Should this project continue to move forward against our recommendation, we would like to be included in the review of future development proposals for the property. As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

CONSTRUCTION PHASE EMISSIONS:

Dust Control Measures

The project as described in the referral will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. **APCD staff recommend the following measures be incorporated into the project to control dust:**

- Reduce the amount of the disturbed area where possible.
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
- All dirt stock-pile areas should be sprayed daily as needed.
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
- Building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

Demolition Activities

The project referral did not indicate whether the existing structures on the proposed site will be demolished. Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). **If utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include but are not limited to: 1) notification requirements to the District, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the Enforcement Division at 781-5912 for further information.

1-27

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM.** This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Karen Brooks of our Enforcement Division at 781-5912.

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** Under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of fee based on the size of the project, APCD approval, and issuance of a burn permit by the APCD and the local fire department authority. The applicant is required to furnish the APCD with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact Karen Brooks of our Enforcement Division at 781-5912.

OPERATIONAL PHASE EMISSIONS:

The project as described in the referral will not likely exceed the APCD's CEQA significance threshold for operational phase emissions. However, if wood burning devices are installed, District Rule 504 will apply to this project.

Residential Wood Combustion

Under APCD Rule 504, only APCD approved wood burning devices can be installed in new dwelling units. These devices include:

- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

If you have any questions about approved wood burning devices, please contact Tim Fuhs of our Enforcement Division at 781-5912.

1-28

Evenson Parcel Map

Page 4 of 4

November 2, 2004

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-5912.

AAG /JDV/sll

cc: Karen Brooks, APCD Enforcement Division
Tim Fuhs, APCD Enforcement Division

Enclosure: Attachment 1 - Naturally Occurring Asbestos Construction & Grading Project
Exemption Request Form

h:\ois\plan\response\2949.doc

Naturally Occurring Asbestos – Construction & Grading Project – Exemption Request Form

Send To:

San Luis Obispo County Air
Pollution Control District
3433 Roberto Court
San Luis Obispo, CA 93401

Fax: (805) 781-1002



Applicant Information/ Property Owner		Project Name	
Address		Project Address and /or Assessors Parcel Number	
City, State, Zip		City, State, Zip	
Phone Number	Date Submitted	Agent	Phone Number

The District may provide an exemption from Section 93105 of the California Code of Regulations - Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying, And Surface Mining Operations for any property that has any portion of the area to be disturbed located in a geographic ultramafic rock unit; if a registered geologist has conducted a geologic evaluation of the property and determined that no serpentine or ultramafic rock is likely to be found in the area to be disturbed. Before an exemption can be granted, the owner/operator must provide a copy of a report detailing the geologic evaluation to the District for consideration. The District will approve or deny the exemption within 90 days. An outline of the required geological evaluation is provided in the District handout **"ASBESTOS AIRBORNE TOXIC CONTROL MEASURES FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS – Geological Evaluation Requirements"**.

APPLICANT MUST SIGN BELOW

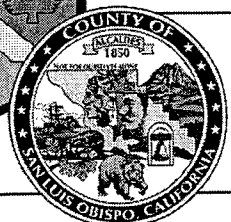
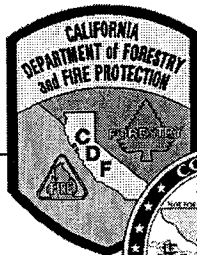
I request the San Luis Obispo Air Pollution Control District grant this project exemption from the requirements of the ATCM based on the attached geological evaluation.

Legal Declaration/Authorized Signature:

Date:

OFFICE USE ONLY - APCD Required Element – Geological Evaluation

APCD Staff:		Intake Date:	OIS Tracking Number:
Approved	Not Approved	APCD Staff:	Date Reviewed:
Comments:			



BP 1-30

RECEIVED
DEC 03 2004
Planning & Bldg

CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

November 22, 2004

no parking 18'

County of San Luis Obispo
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: Parcel Map Project # SUB 2004-00145 *Evenson*

Dear South County Team,

I have reviewed the referral for the parcel map plans for the proposed four parcel subdivision project located at 1640 Oak Hill Rd., Arroyo Grande. This project is located approximately 12-15 minutes from the closest CDF/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires. It is designated a High Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions will apply to this project:

Access Road

An access road must be constructed to CDF/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

○ Parcels less than 1 acres	800 feet
○ Parcels 1 acre to 4.99 acres	1320 feet
○ Parcels 5 acres to 19.99 acres	2640 feet
○ Parcels 20 acres or larger	5280 feet
- The road must be 18 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.

1/30

1-31

- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

Driveway

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

- Driveway width for high and very high fire severity zones:
 - 0-49 feet, 10 feet is required
 - 50-199 feet, 12 feet is required
 - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.

Water Supply

The following applies:

☐ This project will require a community water system which meets the minimum requirements of the Appendix III-A & III-B of the California Fire Code.

☒ A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 foot firebreak. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

If I can provide additional information or assistance, please call 543-4244.

Sincerely,

Gilbert R. Portillo
Fire Inspector

779-1025

cc: Ms. Donna Evenson, owner
WRD Engineering

1-37

APN 044, 332, 018

To:
Environmental Division
County Planning and Building Department
County Government Center
San Luis Obispo, CA. 93408

June 25, 2004

survey done
May 18th 2004

From:
Malcolm G. McLeod Ph. D., Botanical Consultant
2122 Loomis Street
San Luis Obispo, CA 93405

Malcolm G. McLeod

yes on
survey - yes

Subject:

Botanical survey of the area of Lot 3 Chase Tract, 1632 Oak Hill Road, Arroyo Grande, CA, Donna Evenson applicant.

Introduction:

I was retained by Donna Evenson to do a botanical survey of the area of the property.

To reach the property from San Luis Obispo, one would travel south on Highway 227 to Corbett Canyon Road. Turn left onto Corbett Canyon Road and travel east to Oak Hill Road. Turn left onto Oak Hill Road. The Property is on the right. Enter the first driveway.

In discussion of the vegetation, the system presented in Sawyer, John O. and Todd Keeler-Wolf 1995, A Manual of California Vegetation, and in; Holland, Robert F. 1986, Preliminary Descriptions of the Terrestrial Natural Communities of California are used. Identification of plants utilizes; Hoover, Robert F. 1970, The Vascular Plants of San Luis Obispo County, California, with corroboration and updating of nomenclature where necessary from; Hickman, James C. 1993, The Jepson Manual, Higher Plants of California. Rare plant information is from, personal knowledge, and from; Tibor, David ed. 2001., Inventory of Rare and Endangered Plants of California, ed. 6.

Methods:

Much of the area of the property is under cultivation. It was possible to walk around the plants or down rows.

Vegetation:

The substrate throughout the area is sand or sandstone of the Pismo formation.

Most of the area of the property is under cultivation. There is an apricot orchard in the northwestern and the southeastern parts of the property. There is an avocado orchard in between. There are also orange trees. Much of the remainder of the property is devoted to truck crops. In places not currently under cultivation there are plants which grow in areas which have been disturbed over a long period of time. Almost all of the native vegetation has been grazed away.

Donna Evenson Property
McLeod Report

There are coast live oaks (*Quercus agrifolia*) at a number of places on the property. Most of these are mature trees. They are generally in areas around the margins of the property. These include along the fence in the northwest and northeast and on a hill in the southeast. The exceptions are those found in a draw near the middle of the property and several coast live oaks which have been incorporated into the landscaping around the house. There are two introduced blue gums (*Eucalyptus globulus*) at the middle of the east end of the property.

Rare and Endangered plants and Sensitive Vegetation Types:

There are several plant species in the general vicinity of the site that are listed in Tibor Ed (2001), Inventory of Rare and Endangered Plants of California, ed. 6 in list 1B, Rare and Endangered. These include *Arctostaphylos wellsii* (Wells' manzanita), *Clarkia speciosa* ssp. *immaculata* (Pismo clarkia) and *Lupinus ludovicianus* (San Luis Obispo County lupine). There are none of these present.

The coast live oaks represent Coast Live Oak Woodland of Holland (R. F. Holland 1986), Coast Live Oak Series of Sawyer and Keeler-Wolf (1995). These oaks represent a sensitive vegetation type.

Potential Impacts to Rare and Endangered Plants and Sensitive vegetation:

It appears that there are a number of places where a house might be built without impacting any coast live oaks

Mitigation Measures for Rare and Endangered Plants and Sensitive Vegetation:

Construction activity within 25 feet of the dripline of any coast live oak would be considered an intrusion. Any activity within the dripline would be considered an impact.

Impacts to the oaks should be mitigated at the ratio of two trees planted for each one impacted, four planted for each one removed.

The oaks incorporated into the landscaping should not be included since they have been impacted before this study.

List of Plants Found on the Area of the parcel and the easement.

<i>Artemisia californica</i>	California sage
<i>Avena fatua</i>	wild oats
<i>Bromus madritensis</i> ssp. <i>rubens</i>	foxtail chess
<i>Croton californicus</i>	croton
<i>Cupressus macrocarpa</i>	Monterey cypress
<i>Ehrharta calycina</i>	Veldt grass
<i>Eremocarpus sitergerus</i>	turkey mullein
<i>Eriophyllum confertiflorum</i>	golden yarrow
<i>Erodium cicutarium</i>	filaree
<i>Eucalyptus globulus</i>	blue gum

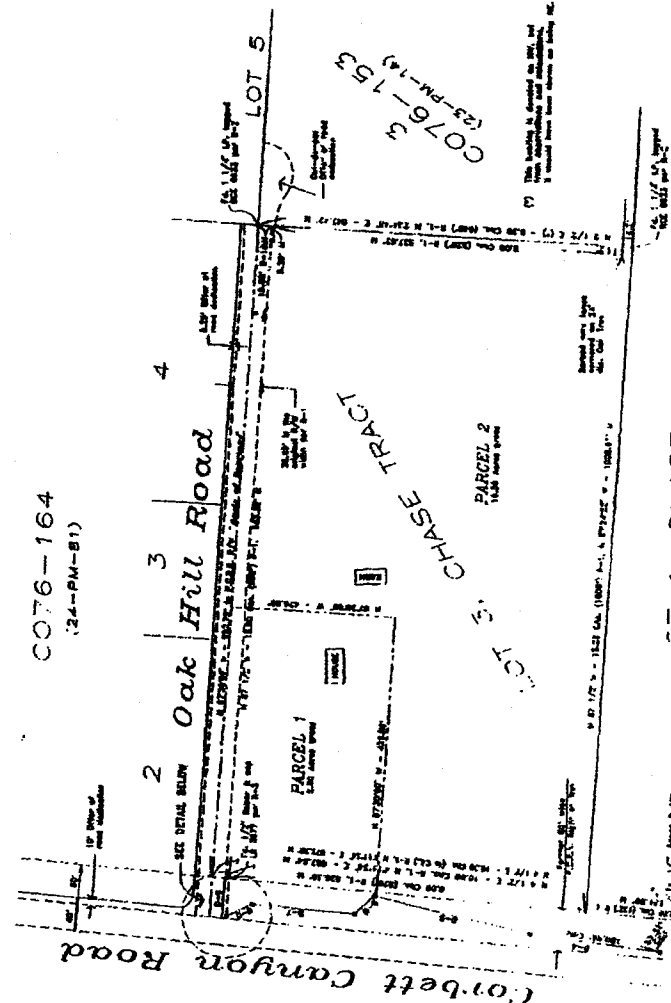
1-34

Lactuca serriola prickly lettuce
Lotus scoparius deerweed
Malva nicaeensis cheeseweed
Mimulus aurantiacus sticky monkey flower
Quercus agrifolia coast live oak
Raphanus sativus wild radish
Rumex acetosella sheep sorrel
Sonchus oleraceus sow thistle
Toxicodendron diversilobum poison oak

Literature Cited

- Hickman, J. C. Ed. 1993. The Jepson Manual, Higher Plants of California. U.C. Press, Berkeley
- Holland, R.F. 1986. Preliminary Descriptions of the Terrestrial Natural Communities of California. Prepared for State of California, Department of Fish and Game.
- Hoover, R. F. 1970. The Vascular Plants of San Luis Obispo County, California. U.C. Press, Berkeley.
- Sawyer, John O. and Todd Keeler-Wolf 1995, A Manual of California Vegetation. California Native Plant Society, Sacramento.
- Tibor, Ed. 2001. Inventory of Rare and Endangered Plants of California. California Native Plant Society, Spec. Pub. No. 1, Ed. 6.

well
spoke
cars
cars/pregnant
bought juice/pink



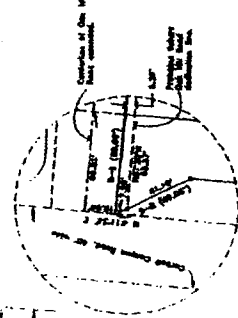
Donna Evenson
McLeod Report

LOT 2, OF THE QUINCY A. CHASE SUBDIVISION, BEING A SUBDIVISION OF LOTS 8, 9, & 10 OF THE CORRY TRACT, IN THE RANGING COASTAL MOUNTAIN AREA, AS SUBMITTED BY E.C. MCGOWAN IN APRIL OF 1931, AND PLIED IN MAP BOOK "A" AT PAGE 48, TOGETHER WITH A PORTION OF THE PACIFIC COAST RAILWAY, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

OWNER:
DONNA EVENSEN
1632 OAK HILL ROAD
ANNOTTO GRABER, CA. 95420
PHONE 481-8171

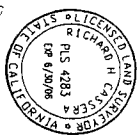
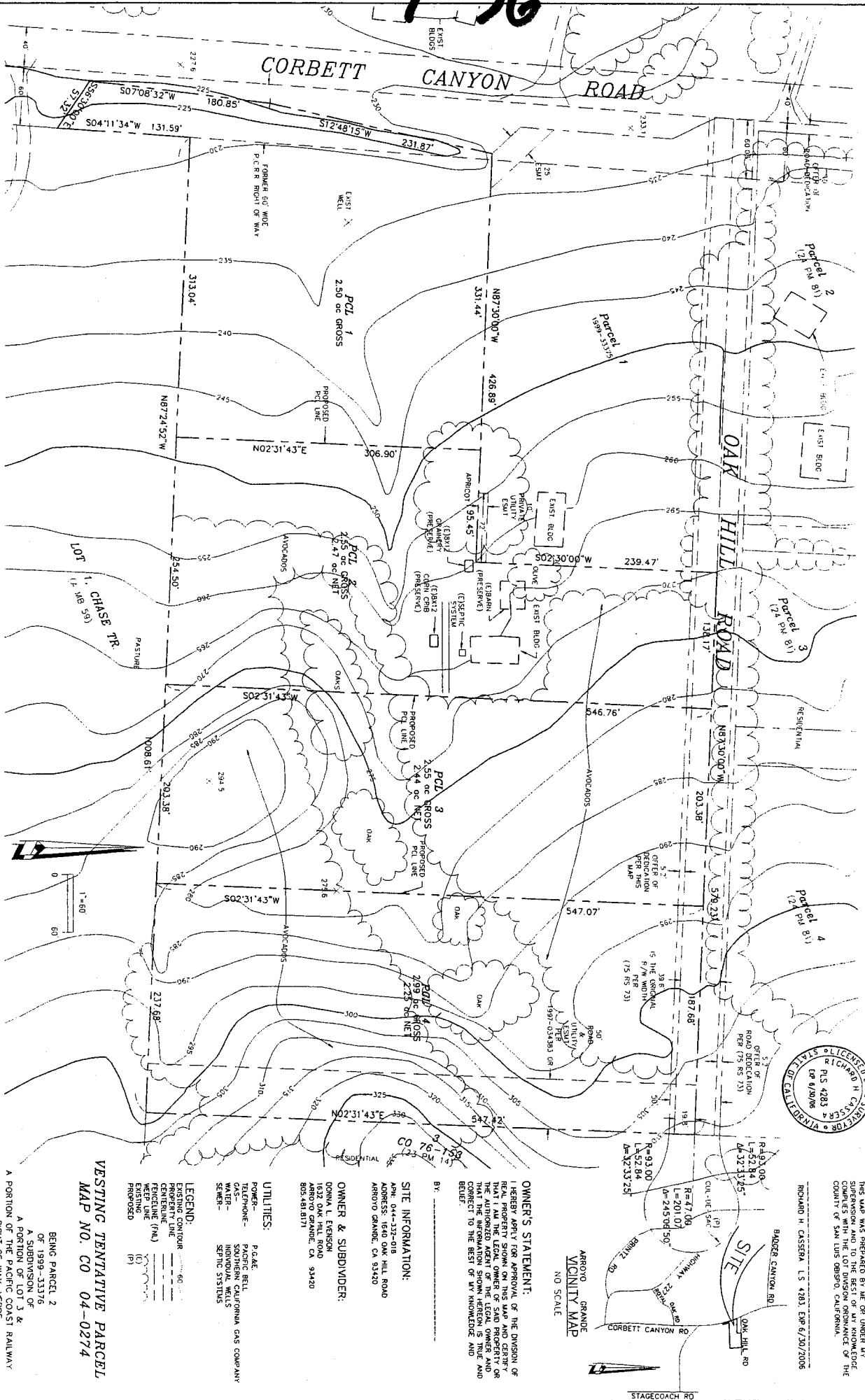
Preparing By
Jensen-Langer Surveys
P.O. Box 1178
San Luis Obispo, CA. 93406
July, 1997

ONLY ONE SHEET ONLY

[illegible]

DETAIL AT CORRETT AND
OAK HILL ROADS
SCALE 1" = 40'

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SURVEYOR'S STATEMENT
 THIS MAP AND THE DATA HEREON SHOWN WERE PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE LOT DIVISION ORDINANCE OF THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA.
 RICHARD H. CASSERRA, L.S. 4283, EXP. 6/30/2006

ARROYO GRANDE VICINITY MAP
 NO SCALE

OWNER'S STATEMENT:
 I HEREBY CERTIFY FOR THE RECORD OF THE DIVISION OF LANDS AND RECORDS THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SITE INFORMATION:

APN: 044-337-018
 ADDRESS: 1640 OAK HILL ROAD
 ARROYO GRANDE, CA 93420

OWNER & SUBDIVIDER:

DOONA L. EVENSEN
 1632 OAK HILL ROAD
 ARROYO GRANDE, CA 93420
 805.61.0171

UTILITIES:

POWER- P.G.&E.
 TELEPHONE- AT&T
 GAS- SOUTHERN CALIFORNIA GAS COMPANY
 WATER- SOUTHERN CALIFORNIA GAS COMPANY
 SEWER- SPTIC SYSTEMS

LEGEND:

EXISTING CONTOUR
 EXISTING PROPERTY LINE
 PROPOSED CENTRELINE
 EXISTING (P)
 PROPOSED (P)

VESTING TENTATIVE PARCEL MAP NO. CO 04-0274

BECOMING PARCEL 2
 OF 1999-33376
 A SUBDIVISION OF
 A PORTION OF LOT 3 &
 A PORTION OF THE PACIFIC COAST RAILWAY
 RIGHT OF WAY, VERDE
 (A-04-0274)

WRD Engineering
 1000 N. Highway 101, Suite 100
 San Luis Obispo, CA 93401
 Tel: (805) 681-1864 Fax: (805) 681-9144

County of San Luis Obispo
 June 2004

SHEET 1 OF 1

WRD EX-0178

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SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

Date: December 20, 2004

Memorandum for Record

Subject: Review of the biological report titled "Botanical Survey of the Area of Lot 3 Chase Tract, 1632 Oak Hill Road, Arroyo Grande, CA, Donna Evenson, Applicant" by Malcolm McLeod, June 25, 2004.

I have reviewed the report referenced above and have the following comments:

1. Most of the site consists of orchards, crops, or is degraded in nature.
2. The report identified three sensitive plant species as potentially occurring in the general vicinity of the property; Well's manzanita, Pismo clarkia, and San Luis Obispo County lupine. An additional potential sensitive plant known from the general vicinity but not identified in the report is the San Luis mariposa lily (*Calochortus obispoensis*).
3. The survey was conducted on May 18, 2004, during the appropriate time of year to identify both Pismo clarkia and the lupine. Well's manzanita is an evergreen shrub that could be identified any time of year.
4. The flowering period for the San Luis mariposa lily is May to July. Therefore, if the plant had been present on site it would most likely have been observed during the survey.
5. Therefore, I agree with the conclusions of the report that it is unlikely that sensitive plant species occur onsite.
6. Dr. McLeod recommended that removed oak trees be mitigated at a ratio of 4 trees planted for each one removed, with the exception of oaks incorporated into the landscaping which have been impacted before his study. It is not clear from aerial photographs what oak trees have been incorporated into the landscaping because none are immediately adjacent to the existing residence. Therefore, I recommend that any oak trees removed be mitigated at a ratio of 4 trees planted for every tree removed.

Julie Eliason
Environmental Resource Specialist

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COUNTY OF SAN LUIS OBISPO
MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

FOR OFFICIAL USE ONLY (ml)

ENVIRONMENTAL DETERMINATION NO. ED04-374

DATE: May 12, 2005

PROJECT/ENTITLEMENT: Evenson Vesting Tentative Parcel Map SUB 2004-00145/CO 04-0274;
ED 04-374

APPLICANT NAME: Donna Evenson
ADDRESS: 1632 Oak Hill Road, Arroyo Grande, CA 93420

CONTACT PERSON: Donna Evenson **Telephone:** 805-481-8171

PROPOSED USES/INTENT: Request by Donna Evenson to subdivide an existing 10.59 acre parcel into 4 parcels of 2.5, 2.55, 2.55, and 2.99 each for the purpose of sale and/or development, and adjustment to the road standards on Corbett Canyon Road. The proposed project is within the Residential Suburban land use category.

LOCATION: The project is located 1640 Oak Hill Road, immediately east of Corbett Canyon Road, approximately 1 mile northeast of the City of Arroyo Grande. The site is in the San Luis Bay Inland planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT5 p.m. on May 26, 2005

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ *Lead Agency*
☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

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**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. Evenson Vesting Tentative Parcel Map ED04-374 (SUB2004-00145, CO04-0274)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Marsha Lee

Prepared by (Print)

Signature

Date

John McMaster

Reviewed by (Print)

Ellen Carroll

Signature

Ellen Carroll,
Environmental Coordinator

(for)

Date

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Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Donna Evenson for a parcel map to subdivide an existing 10.59 acre parcel into 4 parcels of 2.5, 2.55, 2.55, and 2.99 each for the purpose of sale and/or development. The proposed project is within the residential suburban land use category and is located 1640 Oak Hill Road in Arroyo Grande. The site is in the San Luis Bay Inland planning area.

ASSESSOR PARCEL NUMBER(S): 044-332-018

SUPERVISORIAL DISTRICT # 4

B. EXISTING SETTING

PLANNING AREA: San Luis Bay (Inland), Arroyo Grande Fringe

LAND USE CATEGORY: Residential Suburban

COMBINING DESIGNATION(S): None

EXISTING USES: Undeveloped

TOPOGRAPHY: Nearly level

VEGETATION: Grasses, Avocados, oak woodland

PARCEL SIZE: 10.59 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Suburban; residential	<i>East:</i> Residential Suburban; undeveloped
<i>South:</i> Residential Suburban; residential	<i>West:</i> Residential Suburban; residential

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with

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the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	<i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	<i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	<i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The subject property is moderately to steeply sloping. It is visible from Corbett Canyon Road. The existing site vegetation is predominately avocado trees and oak woodland trees, with grassland areas close to Corbet Canyon Road. The surrounding development can be characterized as suburban ranchette development with typical lots of 2.5 to 5 acres each with residences, sometimes including non-commercial farm or livestock activities.

Impact. As proposed, the project would result in residential development of four parcels, potentially including residences, secondary units and access driveways. The project proposes removal of some of the avocado groves, which are in the central and eastern portions of the property. Future development of Parcels 2, 3, and 4 are screened by existing oaks and avocado trees. All oaks will be retained on the property and avocado trees preserved as much as possible. The vegetation would screen future development from Corbett Canyon Road. Development on parcels 1 is of special concern due to the location adjacent to Corbett Canyon Road and the fact that existing vegetation is predominately grassland.

Mitigation/Conclusion. In order to lessen the visual impacts associated with development of the proposed parcel 1, the following mitigation measures have been agreed to by the applicant (see attached Developer's Statement) and will become conditions of approval for the project: 1) providing a 100 to 120 foot setback/ landscape easement (approximately above the 240 foot contour line, as shown on the tentative map) on all applicable construction plans, which is intended to 1) retain existing large shrubs and 2) provide for additional landscaping, as needed, to provide for at least a 50% screening of structures as seen from Corbett Canyon Road, to be achieved within 5 years of landscape planting, 3) minimizing the structure massing of new development, 4) include only down facing and shielded exterior lighting, 5) providing muted colors for new development. Incorporation of these measures will reduce impacts to less than significant levels.

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2. AGRICULTURAL RESOURCES*- Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting. The soil types include:
 Gaviota fine sandy loam (15-50%)

Corralitos sand (2-15%)

As described in the NRCS Soil Survey, the "non-irrigated" soil class is "VI" to "VII", and the "irrigated" soil class is "not applicable" to "IV".

Impact. The project is located in a predominantly non-agricultural area. Avocado trees are planted on Parcels 2, 3, and 4, and no commercial agricultural activities are in the immediate vicinity. Future development of the parcels will be directed to avoid the avocado trees. No impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other: Cumulative</i> _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project would result in four residential lots, which will have short-term construction and long-term emission impacts. The project was referred to the Air Pollution Control District (APCD) for potential air quality impacts and consistency with the Clean Air Plan (CAP). Per

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APCD's response (see attached), the following issues were identified: inconsistent with CAP land use strategies; sufficient ground disturbance/ grading to warrant construction dust control measures; exceedence of (daily, quarterly) thresholds for (dust, vehicle emissions) to warrant air quality mitigation. To mitigate for short-term construction impacts, the District recommended the following measures be incorporated into the project: comply with APCD's standard construction dust control measures and the prohibition of developmental burning.

Mitigation/Conclusion. The project will be required to comply with the following standard construction or operational mitigation measures, as described in APCD's response or CEQA Air Quality Handbook: subject to construction measures such as, reducing area of disturbance, use of water or establishing vegetation for dust suppression, limiting construction vehicle speeds, covering haul vehicles during material transport; incorporate operational emission reductions by including several measures to increase efficiency above minimum state requirements and/or provide for alternative transportation modes. In addition, developmental burning will not be allowed as part of development of the project site. The applicant has agreed to incorporate these measures into the project (see Developer's Statement). Therefore, upon implementation of these measures, air quality impacts will be reduced to less than significant levels.

The Clean Air Plan includes land use management strategies to guide decision makers on land use approaches that result in improved air quality. As identified by APCD, this development is somewhat inconsistent with the "Planning Compact Communities" strategy, where increasing development densities within urban areas is preferable over increasing densities in rural areas. Increasing densities in rural areas results in longer single-occupant vehicle trips and increases emissions. In this instance, this partial inconsistency is not considered significant for the following reasons: 1) the proposed density of this subdivision is still consistent with what was assumed in the last update of the Clean Air Plan, which, based in part on this density, approved the necessary control measures to achieve acceptable air quality attainment in the future; and 2) standard forecast modeling (e.g., latest ARB URBEMIS) identifies that vehicles in the near future will produce substantially lower emissions (e.g., use of electric, hybrid and advanced technology vehicles). Based on the above discussion, (given the smaller number of potential new residences,) both individual and cumulative impacts are expected to be less than significant as it relates to the Clean Air Plan land use strategies.

Based on the proposed project and implementation of the proposed mitigation measures relating to air quality, impacts will be reduced to less than significant levels.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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1-50

4. BIOLOGICAL RESOURCES -
Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

d) *Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?*

☐
☐
☒
☐

e) *Other:* _____

☐
☐
☐
☐

Setting/Impact. The following habitats were observed on the proposed project: Grasses, and coast live oaks. Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: None

Wildlife: None

Habitats: The project is located within potential Pismo Clarkia and California Red Legged Frog habitat.

A Botanical survey was conducted on May 18, 2004 and report dated by Malcolm McLeod on June 25, 2004. No Rare and endangered plant species were present. The oaks on site represent a sensitive vegetation type and have been conditioned to preserve. Riparian vegetation is located adjacent to Parcel 1 along Corbett Canyon Road, however the creek is in a culvert and crosses under the road at this point.

Mitigation/Conclusion. The oaks on site represent a sensitive vegetation type and have been conditioned to preserve. Construction activity shall not occur within 25 feet of the dripline of a coast live oak. For future development, impacts to oaks shall be avoided and any unavoidable impacts to the oaks shall be mitigated at a two to one for impacted and four to one for each removed.

Impacts to the existing creek and riparian vegetation along Corbett Canyon Road and Parcel 1, will be avoided because creek is in a culvert and crosses under the road at this point. Impacts to biological resources shall be mitigated to a less than significant level.

5. CULTURAL RESOURCES -
Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

a) *Disturb pre-historic resources?*

☐
☒
☒
☐

b) *Disturb historic resources?*

☐
☒
☐
☐

c) *Disturb paleontological resources?*

☐
☐
☐
☐

d) *Other:* _____

☐
☐
☐
☐

Setting/Impact. The project is located in an area historically occupied by the Chumash.

Prehistoric Resources - A Phase I Archaeological Surface Survey at 1604 Oak Hill Road, Arroyo Grande, San Luis Obispo County, California was prepared by Heritage Discoveries Inc., dated

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January 4, 2005. Prehistoric resources were not found, but a number of potentially historic resources were noted.

Historic Resources: A number of stone dams were built in the 1930's down this drainage. These structures are the subject of a separate historical resources study, Civilian Conservation Corps Erosion Control Dams at 1640 Oak Hill Road, Corbett Canyon, Arroyo Grande, California, prepared by Heritage Discoveries Inc., dated January 12, 2005. The study recommends preservation of these resources.

Conclusion/Mitigation:

Prehistoric Resources – No further archaeological studies are required. The project has been conditioned and developer statement includes mitigation in the event cultural resources are discovered during construction.

Historical Resources - For preservation of the historic resources, the project has been conditioned and developer statement includes the following mitigation: 1. Each of the 13 civilian Conservation Corps structures should be preserved and a 20 foot setback made for each structure to ensure preservation; 2. Archaeologist review development proposals for each of the lots to ensure historic resources are preserved and not impacted by residential construction or related activities; 3. Archaeologist review engineering plans for improvements to Oak Hill Road to ensure preservation of Feature #13 erosion control dam. If avoidance of the historic resource is not possible, then an archaeologist must develop mitigation plans for full recording and documentation of the structure before it is impacted by road or drainage improvements. 4. An archaeologist shall prepare a cultural resource monitoring plan and shall monitor construction activities within fifty feet on either side of the Feature #13 erosion control dam located in the Oak Hill Road Corridor. Mitigation reduces impacts to cultural and historic resources to a less than significant level.

6. GEOLOGY AND SOILS -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist-Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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6. GEOLOGY AND SOILS - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. GEOLOGY - The topography of the project is nearly level. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered low to high. No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

DRAINAGE - The area proposed for development is within the 100-year Flood Hazard designation. The closest creek (unnamed) from the proposed development is located adjacent to Parcel 1. As described in the NRCS Soil Survey, the soil is considered very poorly to well drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION - The soil types include:
(2-15%) Gaviota fine sandy loam (15-50%)

Corralitos sand

As described in the NRCS Soil Survey, the soil surface is considered to have low to high erodibility, and low shrink-swell characteristics.

Erosion of graded areas and discharge of sediment down gradient will likely result, if adequate temporary and permanent measures are not taken before, during and after vegetation removal and grading. If not properly mitigated, these impacts both on the project site and within surrounding areas may be significant.

A sedimentation and erosion control plan shall be prepared (per County Land Use Ordinance (Inland), Sec. 22.52.090) and incorporated into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and

1-55

sedimentation control devices and final erosion control measures.

The Clean Water Act has established a regulatory system for the management of storm water discharges from construction, industrial and municipal sources. The California State Water Resources Control Board (SWRCB) has adopted a National Pollutant Discharge Elimination System (NPDES) Storm Water General Permit that requires the implementation of a Storm Water Pollution Prevention Plan (SWPPP) for discharges regulated under the SWRCB program. Currently, construction sites of one acre and greater may need to prepare and implement a SWPPP which focuses on controlling storm water runoff. Municipal and industrial sources are also regulated under separate NPDES general permits. The Regional Water Quality Control Board is the local extension of the SWRCB, who currently monitors these SWPPPs. This project is disturbing more than one acre and will therefore be subject to the NPDES program.

Impact. As proposed, the existing 18 foot width on Oak Hill Road does not required widening. Grading plan for future improvements and associated development (e.g. driveways, structure pads etc.) the project will result in the disturbance of approximately 5 acres.

Mitigation/Conclusion. Implementation of the above-referenced drainage plan for parcel improvements will reduce potential parcel improvement drainage impacts to less than significant levels. In the future, each lot will be reviewed separately for drainage impacts, and at such time determined if a subsequent drainage plan will be necessary to minimize potential off-site impacts. Implementation of the previously-referenced sedimentation and erosion control plan will reduce potential parcel improvement sedimentation and erosion impacts to less than significant levels. Individual sedimentation and erosion impacts from development of each lot will be reviewed as each lot is developed. At such time, sedimentation and erosion impacts will be evaluated, and when appropriate a sedimentation and erosion control plan required. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

There is no evidence that measures above what will already be required as stated above or by ordinance or code are needed.

7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is within a high severity risk area for fire. The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials. A referral was sent to CDF to evaluate the parcel map potential for fire safety concerns. Prior to completion of parcel map improvements, CDF will complete its review for adherence to the Uniform Fire Safety Code. In addition, as individual development is proposed, a Fire Safety Plan will need to be approved by CDF for each residence. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. No potentially significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary above what is required by ordinance or code regulations.

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences).

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary. Compliance with County Noise Element standards for construction hours (between 7 a.m. and 9 p.m. Monday through Friday and between 8 a.m. and 5 p.m. on Saturdays and Sundays) is required.

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9. POPULATION/HOUSING -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. In its efforts to provide for affordable housing, the county currently administers a Community Development block Grant Program, which provides grants to projects relating to affordable housing throughout the county.

Title 18 of the County Code (Public Facilities Fees) requires that an affordable housing mitigation fee be imposed as a condition of approval of any new residential development project.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

Prior to map recordation, the applicant will pay an affordable housing mitigation fee of 3.5 percent of the adopted Public Facility Fee. This fee will not apply to any county-recognized affordable housing included within the project.

10. PUBLIC SERVICES/UTILITIES -

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (Airport) is approximately 8.2 miles to the north and within 15 minutes response time. The closest Sheriff substation is in Oceano, which is approximately 6 miles from the proposed project. The project is located in the Lucia Mar Unified School District.

Impact. The project direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place. CDF will review tract improvements prior to their completion for installation of adequate fire safety measures (e.g., adequate road widths and road grades). As proposed, road grades and widths appear acceptable to meet CDF requirements. Each lot will be using an on-site well and providing individual water storage tanks as each lot is developed. Fire Safety Plans shall be required for each residence as each lot is developed that will include a number of measures to minimize fire safety impacts (e.g., adequate fire water storage, 30 foot setbacks from flammable vegetation, use of fire-resistant construction materials, good addressing, etc.).

Mitigation/Conclusion. Compliance with the Uniform Fire Code will be required by CDF for parcel map improvements and future residential development. Public facility (county) and school (State Government Code 65995 et sec) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels.

11. RECREATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Affect the access to trails, parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County Trails Plan does not show a potential trail through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks.

Impact. The proposed project will not create a significant need for additional park or recreational resources.

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Mitigation/Conclusion. The "Quimby" fee will adequately mitigate the project's cumulative impact on recreational facilities. No significant recreation impacts are anticipated, and no additional mitigation measures are necessary.

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Future development from the proposed nine lots will access onto Corbett Canyon Road at one access point. The identified roadway is operating at acceptable levels. Referrals were sent to County Public Works. An adjustment to the road standards on Corbett Canyon Road is a part of this project.

Impact. The proposed project is estimated to generate about 38 trips per day, based on the Institute of Traffic Engineer's manual of 9.57 trips per residential unit (looking at a "worst case scenario of a primary and secondary unit on each of the nine parcels. This amount of additional traffic will not result in a significant change to the existing road service levels. Findings are made for the adjustment to the road standards on Corbett Canyon Road.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures are

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necessary.

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Adversely affect community wastewater service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. As described in the NRCS Soil Survey (see Geology section for soil types), the main limitations for on-site wastewater systems relates to: poor filtering characteristics and/or steep slopes and/or shallow depth to bedrock. These limitations are summarized as follows:

Poor Filtering Characteristics – due to the very permeable soil; without special engineering, larger separations will be required between the leach lines and the groundwater basin to provide adequate filtering of the effluent; to achieve compliance with the Central Coast Basin Plan, depth to groundwater information will need to be provided at the building permit stage.

Shallow Depth to Bedrock – indicates that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, chances increase for the effluent to infiltrate cracks that could lead directly to groundwater sources or near wells without adequate filtering, or allow effluent to daylight where bedrock is exposed to the earth's surface. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as borings at leach line locations, to show that there will be adequate separation between leach line and bedrock.

Steep Slopes – where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as slope comparison with leach line depths, to show that there is no potential of effluent "daylighting" to the ground surface.

Impact. The project proposes to use an individual on-site wastewater system for each lot as its means to dispose wastewater. Leach lines shall be located within each of the proposed building envelopes. These envelopes are located on slopes less than 30%.

Mitigation/Conclusion. Future leach lines shall be located at least 100 feet from any individual well and, if applicable, at least 200 feet from any community/public well. Prior to map recordation, the property owner shall be required to submit sufficient soil percolation and soil boring information to show how the future septic systems will comply with the Central Coast Basin Plan for any potential constraint listed above. Map recordation will not be approved by the Environmental Health Department if Basin Plan criteria cannot be met.

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14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project proposes to use individual on-site wells as its water source. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on information available to the Environmental Health Division, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level to steeply sloping. The closest creek from the proposed development is located adjacent to the western boundary the project property. As described in the NRCS Soil Survey, the soil surface is considered to have low to high erodibility.

Impact. Water Supply: Based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 10.62 acre feet/year (AFY)

$$4 \text{ residential lots (w/primary residence (0.85 afy) and secondary unit (0.33 afy) X 4 lots) = 4.72}$$

Surface Water: At the property boundary, this unnamed creek is in a culvert that extends under Corbett Canyon Road, therefore no impacts are anticipated.

Mitigation/Conclusion. Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - Will the project:

Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
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15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be potentially inconsistent with any habitat or community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be potentially incompatible with surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used), with the exception of the land use strategy section of the Clean Air Plan (refer to Air Quality section).

While somewhat inconsistent with the land use strategy section of the CAP, it is not considered significant because: it is a small number of lots, the development is within the density analyzed by the Clean Air Plan at a countywide level; it is relatively close to an urban area (about 1 mile from the City of Arroyo Grande), and future air quality modeling of vehicles shows a high mix of cleaner vehicle emissions and cleaner air when compared to the present.

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent with the surrounding uses (being residential uses on 2.5+ acre parcels) as summarized on page 2 of the Initial Study.

Mitigation/conclusion. No significant inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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- a) Have the potential to degrade the quality of the environment,

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substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☐☒☐☐

b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)

☐☒☐☐

c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐☐☒☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

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Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	In File**
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	Attached
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry	Attached
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>County Parks</u>	In File**
<input type="checkbox"/>	Other _____	Not Applicable

** "No comment" or "No concerns"-type responses are usually not attached

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input type="checkbox"/> Real Property Division Ordinance	
<input type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

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In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Botanical Survey, 1632 Oak Hill road, Arroyo Grande, CA, Malcolm G. McLeod, Ph.D., June 25, 2004

Phase I Archaeological Surface Survey at 1604 Oak Hill Road, Arroyo Grande, San Luis Obispo County, California was prepared by Heritage Discoveries Inc., dated January 4, 2005.

Civilian Conservation Corps Erosion Control Dams at 1640 Oak Hill Road, Corbett Canyon, Arroyo Grande, California, prepared by Heritage Discoveries Inc., dated January 12, 2005.

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**Exhibit B
Mitigation Summary Table**

Archaeological Resources

CR-1 In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:

- a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Historical Resources

- CR-2 Each of the 13 civilian Conservation Corps structures should be preserved and a 20 foot setback made for each structure to ensure preservation;
- CR-3 Archaeologist review development proposals for each of the lots to ensure historic resources are preserved and not impacted by residential construction or related activities;
- CR-4 Archaeologist review engineering plans for improvements to Oak Hill Road to ensure preservation of Feature #13 erosion control dam. If avoidance of the historic resource is not possible, then an archaeologist must develop mitigation plans for full recording and documentation of the structure before it is impacted by road or drainage improvements.
- CR-5 An archaeologist shall prepare a cultural resource monitoring plan and shall monitor construction activities within fifty feet on either side of the Feature #13 erosion control dam located in the Oak Hill Road Corridor.

Visual Resources

- V-1 Prior to issuance of construction permits, in order to lessen the visual impacts associated with development of the proposed parcel 1, the site plan shall show all structures located out of the 100 to 120 foot setback (approximately above the 240 foot contour line, as shown on the Vesting Tentative Parcel Map.
- V-2 In order to lessen the visual impacts associated with development of the all parcels a) provide for additional landscaping, as needed, to provide for at least a 50% screening of structures as seen from Corbett Canyon Road, to be achieved within 5 years of landscape planting, c) minimize the structure massing of new development, and d) include only down facing and shielded exterior lighting, e) provide muted colors for new development.

Air Quality

- AQ-1 During construction/ground disturbing activities, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to

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monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

- a. Reduce the amount of disturbed area where possible,
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
- c. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- d. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
- e. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
- f. All dirt stock-pile areas should be sprayed daily as needed.

AQ-2 No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District (APCD). The application shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.

Biological Resources

BR-1 Future development on parcel 1, 2, 3, and 4 shall avoid removal of oak trees. c. If avoidance is not possible, each tree removed shall be replaced with four oak trees that will be caged from browsing and burrowing animals and watered and weeded until successfully established. At the time of application for construction permits, the applicant shall clearly delineate the approved building site on the project plans.

BR-2 At the time of application for subdivision improvement plans, grading permits, and construction permits, the applicant shall clearly show on the project plans the type, size, and location of all trees to be on site and trees within 50 feet of construction activities. The project plans shall also show the type and location of tree protection measures to be employed. All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone protected with orange construction fencing prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

BR-3 At the time of application for subdivision improvement plans, grading permits and construction permits, the applicant shall clearly show on the project plans all revised drainage patterns that are within 100 feet upslope of any existing (oak) trees to remain. All reasonable efforts shall be made to maintain the historic drainage patterns and flow volumes to these oak trees. If not feasible, the drainage plan shall clearly show which trees would be receiving more or less drainage. If the historic drainage pattern and flow volume cannot be maintained for these trees, the drainage plan shall be submitted to the Environmental Division for review. The Environmental Division will determine the significance to the affected trees from the proposed drainage pattern changes and require appropriate replacement levels (up to 4:1 replacement ratio). The applicant agrees that at such time, the County recommended level of tree

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replacement along with any suggested measures to improve the success of existing and new trees will be completed. Additional monitoring of existing and/or replacement trees may also be required.

- BR-4 The applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks: removal of larger lower branches should be minimized to 1) avoid making tree top heavy and more susceptible to "blow-overs", 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain the wildlife that is found only in the lower branches, 4) retains shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree. Limit the amount of trimming (roots or canopy) done in anyone season as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). Excessive and careless trimming not only reduces the potential life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance. If trimming is necessary, the applicant agrees to either use a skilled certified arborist or apply techniques accepted by the International Society of Arboriculture when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species. Smaller trees (smaller than 6 inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.

Geology and Soils

- GS-1 **Prior to recordation of the final map and issuance of construction permits on all parcels,** the applicant shall submit a drainage plan per County Land Use Ordinance, Sec. 22.52.080 that will be incorporated into the development to minimize potential drainage impacts. This drainage plan will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan for the increased runoff from new construction will need to show that there will not be any increase in surface runoff beyond that of historic flows.
- GS-2 **Prior to issuance of construction permits on all parcels,** the applicant shall submit a sedimentation and erosion control plan per County Land Use Ordinance (Inland), Sec. 22.52.09) and incorporate the measures into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices and final erosion control measures.
- a. Slope surface stabilization: Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect all exposed erodible areas. Earth interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.
 - b. Erosion and sedimentation control devices: In order to prevent sedimentation discharges, erosion and sediment control devices shall be installed as necessary for all grading and filling. Control devices and measures may include, but are not limited to, energy absorbing structures or devices to reduce the velocity of runoff water, and revegetation with a rapid growing native seed mix.
 - c. Final erosion control measures: During the period from October 15 through April 15, all surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion.
 - d. Control of off-site effects: All grading activities shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties.

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Wastewater

WW-1 Prior to issuance of a building permit, the applicant shall submit soil boring information at the proposed leach line location showing that adequate distance to bedrock exists or shall submit plans for an engineered wastewater system that shows how the basin plan criteria can be met.

Water

- W-1 Prior to final inspection or occupancy (whichever occurs first), the following measures shall be applied to the proposed turf areas:
- a. To maximize drought tolerance and minimize water usage, warm season grasses, such as bermuda or buffalograss, shall be used;
 - b. To minimize establishment of shallow roots, the following shall be avoided on turf areas, and provided in all applicable documents (e.g., educational brochure, CC&Rs, landscape plans): close mowing, overwatering, excessive fertilization, soil compaction and accumulation of thatch;
 - c. Watering times shall be programmed for longer and less frequently rather than for short periods and more frequently.
 - d. Slopes for turf areas shall be no more than 4%.
- W-2 Prior to issuance of construction permits, the applicant shall show how the initial landscaping will have low-water requirements. As applicable, at a minimum the following shall be used: (1) all common area and residential irrigation shall employ low water use techniques (e.g., drip irrigation); (2) residential landscaping (turf areas) shall not exceed 500 square feet with remaining landscaping being drought tolerant and having low water requirements (e.g. use of native vegetation, etc.)

1-84

DATE: April 29, 2005

**DEVELOPER'S STATEMENT FOR
EVENSON VESTING TENTATIVE PARCEL MAP ED04-374 (SUB2004-00145/CO04-0274)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

Visual Resources

1. Prior to issuance of construction permits, in order to lessen the visual impacts associated with development of the proposed parcel 1, the site plan shall show all structures located out of the 100 to 120 foot setback (approximately above the 235 foot contour line, as shown on the Vesting Tentative Parcel Map.
2. In order to lessen the visual impacts associated with development of the all parcels a) provide for additional landscaping, as needed, to provide for at least a 50% screening of structures as seen from Corbett Canyon Road, to be achieved within 5 years of landscape planting, c) minimize the structure massing of new development, and d) include only down facing and shielded exterior lighting, e) provide muted colors for new development.

Monitoring: Compliance will be verified by the Planning and Building Department in consultation with the Environmental Coordinator's Office.

Archaeological Resources

3. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Historical Resources

4. Each of the 13 civilian Conservation Corps structures should be preserved and a 20 foot setback made for each structure to ensure preservation;

1-86

5. Archaeologist review development proposals for each of the lots to ensure historic resources are preserved and not impacted by residential construction or related activities;
6. Archaeologist review engineering plans for improvements to Oak Hill Road to ensure preservation of Feature #13 erosion control dam. If avoidance of the historic resource is not possible, then an archaeologist must develop mitigation plans for full recording and documentation of the structure before it is impacted by road or drainage improvements.
7. An archaeologist shall prepare a cultural resource monitoring plan and shall monitor construction activities within fifty feet on either side of the Feature #13 erosion control dam located in the Oak Hill Road Corridor.

Monitoring: Compliance will be verified by the Planning and Building Department in consultation with the Environmental Coordinators Office.

Air Quality

8. During construction/ground disturbing activities, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
 - a. Reduce the amount of disturbed area where possible,
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
 - c. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
 - d. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
 - e. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
 - f. All dirt stock-pile areas should be sprayed daily as needed.
9. No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District (APCD). The application shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.

Monitoring: Compliance will be verified by the APCD and Planning and Building Department.

Biological Resources

10. Future development on parcel 1, 2, 3, and 4 shall avoid removal of oak trees. c. If avoidance is not possible, each tree removed shall be replaced with four oak trees that will be caged from browsing and burrowing animals and watered and weeded until successfully established. At the time of application for construction permits, the applicant

1-58

shall clearly delineate the approved building site on the project plans.

11. At the time of application for subdivision improvement plans, grading permits, and construction permits, the applicant shall clearly show on the project plans the type, size, and location of all trees to be on site and trees within 50 feet of construction activities. The project plans shall also show the type and location of tree protection measures to be employed. All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone protected with orange construction fencing prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.
12. At the time of application for subdivision improvement plans, grading permits and construction permits, the applicant shall clearly show on the project plans all revised drainage patterns that are within 100 feet upslope of any existing (oak) trees to remain. All reasonable efforts shall be made to maintain the historic drainage patterns and flow volumes to these oak trees. If not feasible, the drainage plan shall clearly show which trees would be receiving more or less drainage. If the historic drainage pattern and flow volume cannot be maintained for these trees, the drainage plan shall be submitted to the Environmental Division for review. The Environmental Division will determine the significance to the affected trees from the proposed drainage pattern changes and require appropriate replacement levels (up to 4:1 replacement ratio). The applicant agrees that at such time, the County recommended level of tree replacement along with any suggested measures to improve the success of existing and new trees will be completed. Additional monitoring of existing and/or replacement trees may also be required.
13. The applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks: removal of larger lower branches should be minimized to 1) avoid making tree top heavy and more susceptible to "blow-overs", 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain the wildlife that is found only in the lower branches, 4) retains shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree. Limit the amount of trimming (roots or canopy) done in anyone season as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). Excessive and careless trimming not only reduces the potential life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance. If trimming is necessary, the applicant agrees to either use a skilled certified arborist or apply techniques accepted by the International Society of Arboriculture when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species. Smaller trees (smaller than 6 inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.

Monitoring: Monitoring: Compliance will be verified by the Public Works and Planning and Building Departments.

1-90

14. **Prior to recordation of the final map and issuance of construction permits on all parcels**, the applicant shall submit a drainage plan per County Land Use Ordinance, Sec. 22.52.080 that will be incorporated into the development to minimize potential drainage impacts. This drainage plan will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan for the increased runoff from new construction will need to show that there will not be any increase in surface runoff beyond that of historic flows.
15. **Prior to issuance of construction permits on all parcels**, the applicant shall submit a sedimentation and erosion control plan per County Land Use Ordinance (Inland), Sec. 22.52.09) and incorporate the measures into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices and final erosion control measures.
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 - c. Final erosion control measures: During the period from October 15 through April 15, all surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion.
 - d. Control of off-site effects: All grading activities shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties.

Monitoring: Compliance will be verified by the Public Works and Planning and Building Departments in consultation with the Environmental Coordinators office.
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Wastewater

16. Prior to issuance of a building permit, the applicant shall submit soil boring information at the proposed leach line location showing that adequate distance to bedrock exists or shall submit plans for an engineered wastewater system that shows how the basin plan criteria can be met.

Monitoring: Compliance will be verified by the Environmental Health Department and Planning and Building Departments.
--

Water

17. Prior to final inspection or occupancy (whichever occurs first), the following measures shall be applied to the proposed turf areas:
 - a. To maximize drought tolerance and minimize water usage, warm season grasses, such as bermuda or buffalograss, shall be used;

1-92

1-97

- b. To minimize establishment of shallow roots, the following shall be avoided on turf areas, and provided in all applicable documents (e.g., educational brochure, CC&Rs, landscape plans): close mowing, overwatering, excessive fertilization, soil compaction and accumulation of thatch;
 - c. Watering times shall be programmed for longer and less frequently rather than for short periods and more frequently.
 - d. Slopes for turf areas shall be no more than 4%.
18. Prior to issuance of construction permits, the applicant shall show how the initial landscaping will have low-water requirements. As applicable, at a minimum the following shall be used: (1) all common area and residential irrigation shall employ low water use techniques (e.g., drip irrigation); (2) residential landscaping (turf areas) shall not exceed 500 square feet with remaining landscaping being drought tolerant and having low water requirements (e.g. use of native vegetation, etc.)

Monitoring: Compliance will be verified by the Planning and Building Department in consultation with the Environmental Coordinators office.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

Donna Evenson
Signature of Owner(s)

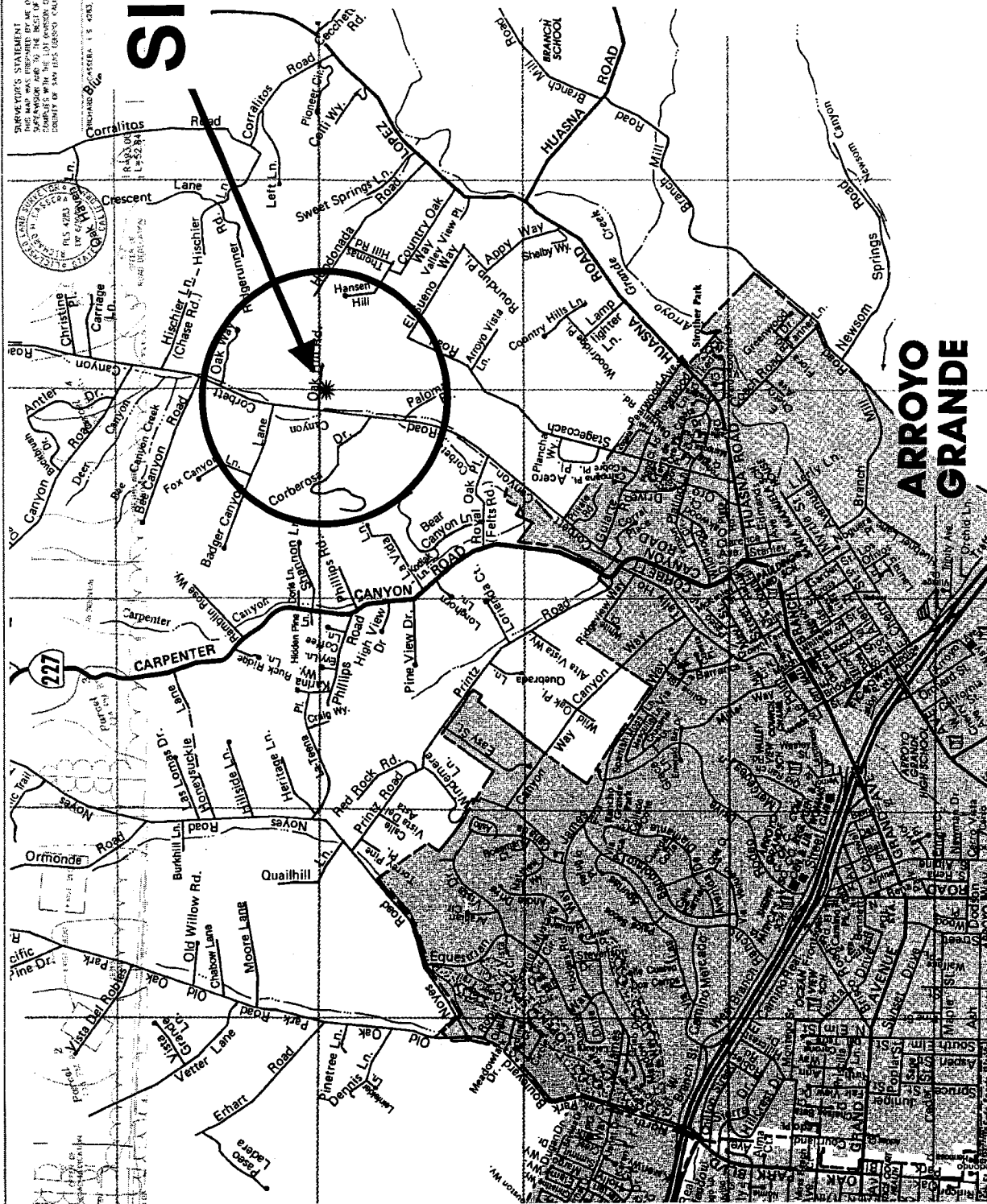
5-12-05
Date

DONNA EVENSON
Name (Print)

1-94

SURVIVOR'S STATEMENT
THIS MAP WAS PREPARED BY ME FOR ORDER BY
SAGEWATER AND FOR THE BEST OF MY KNOWLEDGE
CORRESPONDS WITH THE 1917 CONVEYANCE INSTRUMENT OF THE
COUNTY OF SAN JUAN, 1917-03-03, CALIFORNIA.

THIS



ARROYO GRANDE

PROJECT

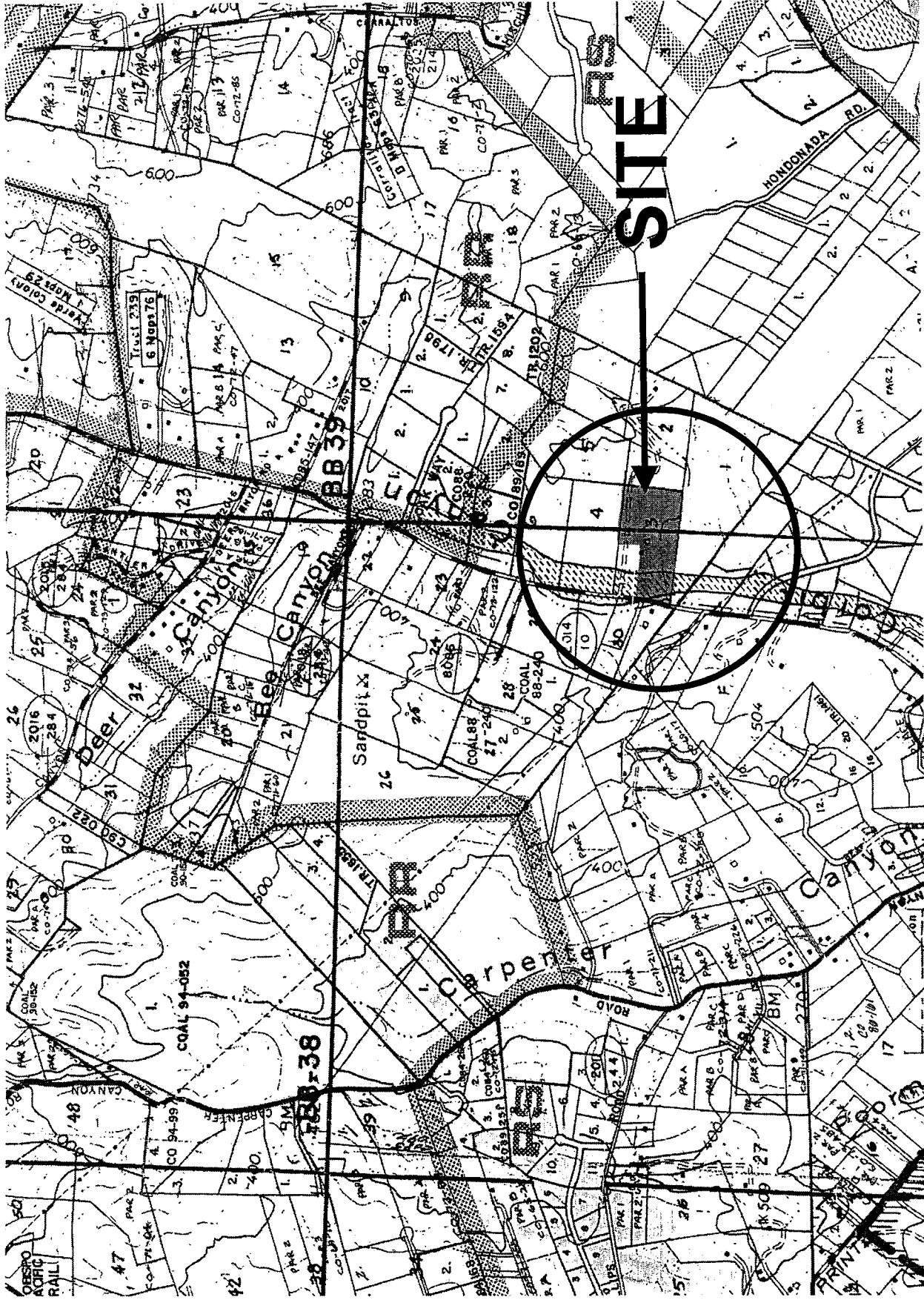
Parcel Map

Evenson SUB2004-00145

EXHIBIT

VieCarteMap





PROJECT

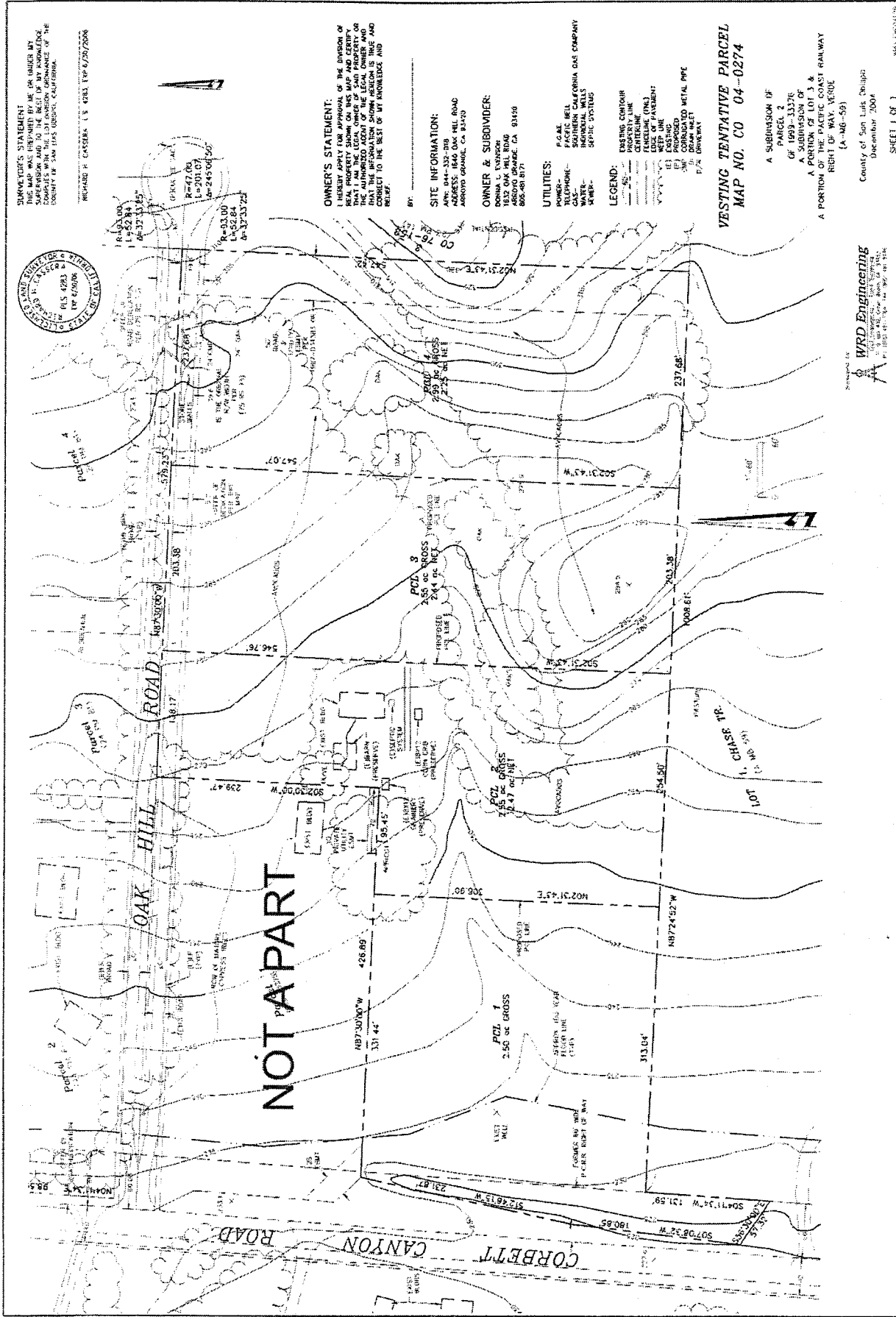
Parcel Map
Evenson SUB2004-00145

EXHIBIT

Land Use Category Map



98-1



1-98

SURVEYOR'S STATEMENT
I, RICHARD H. CASERA, LAND SURVEYOR, LICENSE NO. 4283, DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF THIS MAP AND THAT I AM THE LEGAL OWNER OF SAID PROPERTY OR THAT I AM THE LEGAL OWNER OF SAID PROPERTY OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



RICHARD H. CASERA, L.S. 4283, EXP. 8/30/2006

**ARROYO GRANDE
VICINITY MAP**
NO SCALE

OWNER'S STATEMENT:
I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF LAND SURVEYING OF THE STATE OF CALIFORNIA FOR THE PURPOSE OF RECORDING THIS MAP AND THAT I AM THE LEGAL OWNER OF SAID PROPERTY OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: _____

SITE INFORMATION:

APN: 044-332-018
ADDRESS: 1810 OAK HILL ROAD
ARROYO GRANDE, CA 93420

OWNER & SUBDIVIDER:

DONNA L. EVERTSON
1832 OAK HILL ROAD
ARROYO GRANDE, CA 93420
805-3618171

UTILITIES:

P.C. & E. BELL
SOUTHERN CALIFORNIA GAS COMPANY
INDIVIDUAL WELLS
SEPTIC SYSTEMS

LEGEND:

- EXISTING CONTOUR
- PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- WEEP LINE
- EDGE OF PLACEMENT
- PROPOSED
- CLIP
- DRAIN INLET
- 0/4 DRIVEWAY

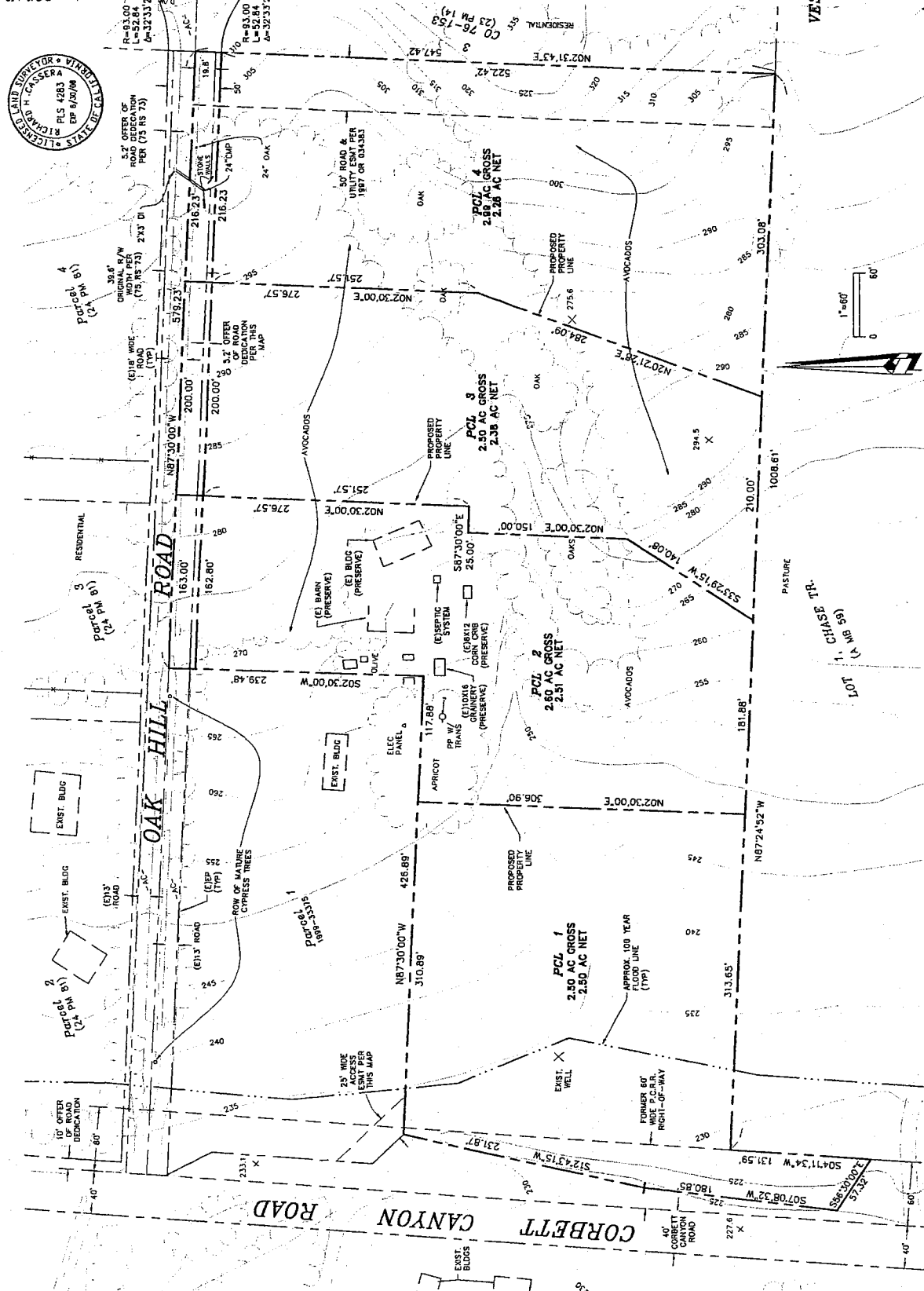
**VESTING TENTATIVE PARCEL
MAP NO. CO 04-0274**

A SUBDIVISION OF
PARCEL 2
OF 1999-33376
A SUBDIVISION OF
A PORTION OF LOT 1 &
A PORTION OF THE PACIFIC COAST RAILWAY
RIGHT-OF-WAY, VERDE
(A-48-59)

County of San Luis Obispo
December 2004

SHEET 1 OF 1

W90 EX04179



TFC
CIVIL
ENGINEERING
CONSULTANTS
4115 ROAD STREET, STE. 201, SAN LUIS OBISPO, CA 93401
Ph. (805) 541-2114, Fax (805) 541-2132